

63 KNOWL PIECE

Wilbury Way, Hitchin,
Hertfordshire, SG4 0TY



**SELF-CONTAINED BUSINESS UNIT
OFFICE/LABORATORY/RESEARCH AND DEVELOPMENT/
LIGHT PRODUCTION SPACE**

3,933 sq ft (365.38 sq m)

FOR SALE/MAY LET

Location

Hitchin is a busy north Hertfordshire market town with a population of 33,352 as at the 2011 Census. The town is approximately 36 miles north of central London and lies on the A505 approximately 3 miles to the west of Junction 8 of the A1(M) and within 25 minutes' drive of the M25, thus providing fast and easy access to central London and the national motorway link. The M1 (Junction 10) at Luton is approximately 20 minutes driving time away.

The property is located in Knowl Piece which is accessed via Wilbury Way and forms part of the main commercial area of Hitchin.

Description

The property is comprised of a two-storey building providing both office and possible research and development/light production space.

The ground floor opens up into a reception area which leads to ground floor carpeted office space. There are WC facilities to both floors.

Accommodation

The approximate net useable areas are as follows:

63 Knowl Piece

Ground Floor	1,947 sq ft	180.97 sq m
First Floor	1,986 sq ft	184.59 sq m

Total

Total net useable area	3,933 sq ft	365.38 sq m
------------------------	-------------	-------------

Features

- Self-contained two storey office property
- Air-conditioning
- Gas central heating
- Approximate 18 parking spaces
- Security alarm systems
- Fully carpeted throughout
- Kitchen facilities on each floor and each building

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

£55,750 per annum, exclusive as a whole

Price

£675,000 freehold

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value for 63-65 Knowl Piece combined is £61,500. The rateable value for Unit 63 is TBC.

The UBR for 2021/22 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

Brown&Lee
Chartered Surveyors

For further information, please contact either:

Halli Rutter

T: 01438 794594

M: 07384 460022

E: halli.rutter@brownandlee.com

Daniel Musgrove

T: 01438 794586

M: 07966 144131

E: daniel.musgrove@brownandlee.com

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: 12249

In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.

All prices and rentals are quoted exclusive of VAT | Regulated by RICS

