



**GROUND FLOOR 66 WILBURY WAY**

Hitchin  
Hertfordshire  
SG4 0TP



**TO LET.**

**LIGHT INDUSTRIAL/RESEARCH & DEVELOPMENT/STORAGE  
(MAY BE SUITABLE FOR ALTERNATIVE USES)**

6,077 sq ft (564.5 sq m)



T: 01438 794586

[www.brownandlee.com](http://www.brownandlee.com)

#### Location:

The property is located within the principal industrial and commercial area of the town, approximately 1 mile to the north of the town centre and within approximately ¾ of a mile of the mainline railway station with regular services to London King's Cross. The A1(M) junction 8 is approximately 5 miles to the east, which connects to the M25 to the south and the M1/M6 via the A14 at Huntingdon in the north.

#### Description:

The ground floor accommodation provides principally clear production/storage space together with reception and offices.

Constructed externally of brick with double glazed powder coated replacement windows and doors. The property has a rear loading door together with forecourt parking.

#### Accommodation:

##### Ground Floor

Offices/production/storage	6,077 sq ft	564.5 sq m
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#### Features

- Three phase power/gas supply
- Gas fired heating via radiators
- Rear loading door approx. 11' high x 5'9" (3.36m x 1.8m)
- Offices with suspended ceilings and carpets
- Powder coated double glazed windows and doors
- Kitchen facility
- Male and female toilet facilities
- Ample car parking spaces available



#### Tenure

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

#### Rental

£55,000 per annum, exclusive.

#### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £30,750. The UBR for 2023/24 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)

The Energy Performance Asset Rating is C-59. A copy of the EPC is available on 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.



**For further information please contact: Viv Spearing**

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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.

