



71A WILBURY WAY

Hitchin
Hertfordshire
SG4 0TP



TO LET.

INDUSTRIAL / WAREHOUSE PREMISES

5,447 sq ft (506 sq m)



T: 01438 316655

www.brownandlee.com

Location:

The property is located fronting Wilbury Way, which is an established industrial area in Hitchin with a range of local and regional industrial/warehouse occupiers. The estate is approximately 5 miles from junction 8 of the A1(M), which is accessed via the A602.

Description:

The subject unit comprises a ground floor warehouse building with loading to the side accessed through the archway shown in the photograph overleaf. There is ample parking with spaces to the side and rear of the property.

Accommodation:

Gross internal area	5,447 sq ft	506 sq m
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Features

- Generous parking
- Male and female WCs
- Warehouse with 4.4m clear height rising 5.87m
- 3. No. combat gas blower heaters to warehouse
- High level lighting
- 100A 3 phase electrical supply



Tenure

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

Rental

£50,000 per annum, exclusive of business rates, VAT and service charge.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £18,750. 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)

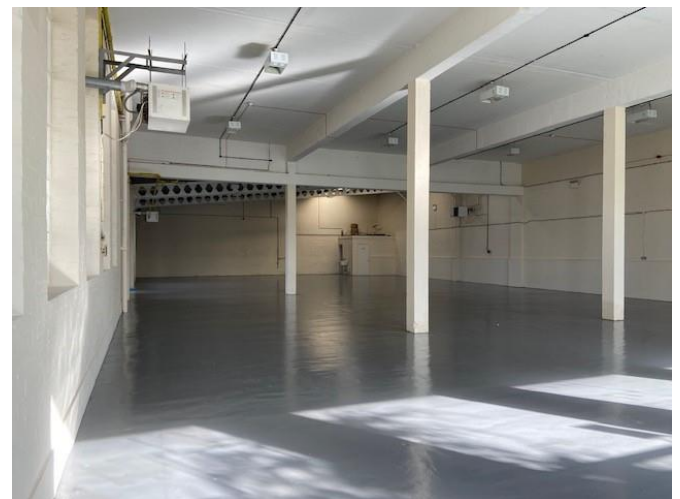
The Energy Performance Asset Rating is E-123. A copy of the EPC is available on request.

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.



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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.

