



**55 KNOWL PIECE**

Wilbury Way  
Hitchin  
Hertfordshire  
SG4 0TY



**TO LET.**

**INDUSTRIAL/PRODUCTION/STORAGE UNIT**

1,123 SQ FT (104.3 SQ M)



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

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### Location:

Hitchin is a busy North Hertfordshire Market Town located approximately 35 miles north of London Road. Road communications are good, with the A1(M) providing access to the M25, some 22 miles further south and the A505 giving speedy access to London, Luton International Airport and the M1 just 9 miles to the west. The town's mainline railway station, which is within walking distance of Wilbury Way, provides fast and frequent services to London Kings Cross in just over half an hour.

The subject premises are located within a modern development at the bottom of Knowl Piece, just off Wilbury Way, in the town's main industrial/commercial area.

### Description:

The property is located in the middle of a terrace and comprises of warehouse/production/storage with office space on the ground floor.

### Accommodation:

The accommodation provides a reception/office with a kitchen area leading into a full height storage area.

Warehouse	554 sq ft	51.4 sq m
Office/Reception/WC	569 sq ft	52.9 sq m
<b>Total Net Useable Area</b>	<b>1,123 sq ft</b>	<b>104.3 sq m</b>

### Features

- WC and kitchen area
- 3 parking spaces
- Minimum eaves height 5.32 m (17' 4")
- Three phase power
- Roller shutter door 3.6m wide x 4.6m high (11' 8" x 15' 0")
- Office area with carpets
- Electric heaters to office area

### Tenure

Our clients are able to offer a new full repairing and insuring lease for a minimum period of 3 years.

### Rental

£19,950 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 £10,750. 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)

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.

### Service Charge

There is a service charge payable for the upkeep of the common parts and the amount for the last period was £446 plus vat.

### 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.

### Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

