

**17 CAM SQUARE**

Wilbury Way  
Hitchin  
Hertfordshire  
SG4 0TZ



**TO LET.**

**INDUSTRIAL /WAREHOUSE UNIT**

1,162 SQ FT (107.9 SQ M)



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

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## Location

The property is located to the rear of Cam Centre Industrial Estate, off Wilbury Way, the principle commercial and industrial area of the town. The town centre and Hitchin Mainline Railway Station are within easy reach and the Rail station offers fast and frequent services to London Kings Cross.

Hitchin is situated approximately 5 miles from Junction 8 of the A1(M) to the North West of Stevenage. Access to the M1 Junction 10 is via Luton on the A505.

## Description

The property offers industrial/warehouse accommodation and is located in the middle of a terrace. It has forecourt loading and parking.

## Accommodation

### Ground Floor

Total industrial area	1,162 sq ft	107.9 sq m
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## Features

- Three phase power
- Roller shutter door approx. 2.68m wide x 2.9m high (8'7" x 9'5")
- Forecourt loading and parking
- W/C facility
- Min height to eaves 3.8m 12'4"
- Max height to eaves 4.3m 14'1"

## Tenure

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

## Rental

£13,975 per annum, exclusive.

## Estate Service Charge

The current estate service charge figure is £995.46 per annum, plus VAT. This amount includes the cost of the buildings insurance.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £17,750. 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

We are advised by the owners that no VAT is applicable in this 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.

