



**22 CAM CENTRE**

Wilbury Way  
Hitchin  
Hertfordshire  
SG4 0TW



# FOR SALE (LONG LEASEHOLD)

**WAREHOUSE/PRODUCTION/STORAGE/OFFICE UNIT WITH PARKING & SECURE OPEN STORAGE**  
4,110 sq ft (382 sq m)



T: 01438 794586

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

#### Location:

The unit is situated within the Cam Centre Industrial Estate which is located off Wilbury Way in the principle commercial and industrial area of the town, approx. ¾ mile from the town centre. Hitchin mainline railway station offers fast and frequent services to London Kings Cross approx. 1 miles distance.

Hitchin is situated some 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:

Originally part of a division and refurbishment scheme undertaken in the mid-80's, Unit 22 is located at the end of a terrace. There is additional parking and secure storage located close to the unit.

The unit offers ground floor production/storage with offices to the first floor. There are WC facilities and a small kitchen area to the first floor. The unit has double loading doors and forecourt parking and loading.

In addition there is a secure storage yard and overflow parking.

#### Accommodation:

##### Unit 22

Ground floor storage/industrial	2,055 sq ft	191 sq m
First floor offices	2,055 sq ft	191 sq m

##### Total

Total	4,110 sq ft	382 sq m
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#### Features

- Double loading door 1.84m x 1.97m (6 x 6'4")
- Maximum height 2.18m (7'1")
- First floor open plan/cellular offices with carpet, aircon and gas heating via radiators
- Kitchen area to first floor
- 2x WC facilities
- In addition, there is 914 sq ft (84.9 sq m) of restricted height mezzanine storage as a second floor
- EV Charging point

#### Land adjacent to Unit 22

The site is partially fenced and we are not aware that any services are connected. The site is approx 0.02ha/0.05ac circa 2,000 sq m/2,150 sq ft

This may be available as a separate sale.

#### Price

£575,000 long leasehold If purchased together.

The owners may consider splitting the sale of the land and the unit.

Land - £125,000

Unit 22 - £475,000

#### Ground Lease

The property is held on a 999 year lease dated 25<sup>th</sup> March 1986 at a peppercorn rent with a service charge provision for common parts and buildings insurance.

#### Service Charge

The cost of the service charge is for the upkeep of the common parts for the year 21/22 is £2,127.46 plus VAT. This figure also includes the Building insurance premium.

#### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £16,750. 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.

#### 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.



**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.

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