

**UNIT 1, REAR OF MANLEY BUNGALOW**



Pirton Road  
Hitchin  
Hertfordshire  
SG5 2ES



**TO LET.**

1,827 SQ FT (169 SQ M)



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## Location

The property is located on the Pirton Road just outside of Hitchin and is located to the rear of Manley Bungalow.

## Description

The brick-built unit is a semidetached property providing clear storage accommodation with forecourt parking and loading facilities.

## Accommodation

The ground floor accommodation provides storage and office accommodation and has its own kitchen and W/C facilities. The approximate gross internal area is as follows: -

## Total

Total gross internal area	1,827 sq ft	169 sq m
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## Features

- Three phase power supply
- W/C facility
- Office area
- Kitchen area
- Separate office
- Loading facilities

## Tenure

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

## Rental

£26,000 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 TBC. 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.

