

**59-61 KNOWL PIECE**

Wilbury Way  
Hitchin  
Hertfordshire  
SG4 0TY



# TO LET/FOR SALE.

**SELF-CONTAINED BUSINESS UNIT  
OFFICE/LABORATORY/RESEARCH AND DEVELOPMENT/LIGHT  
PRODUCTION SPACE**

2,566 SQ FT – 5,406 SQ FT  
(238.38 SQ M – 263.84 SQ M)



**For further information please contact either: Halli Rutter or Viv Spearing**

T: 01438 316655

E: [halli.rutter@brownandlee.com](mailto:halli.rutter@brownandlee.com) / [viv.spearing@brownandlee.com](mailto:viv.spearing@brownandlee.com)

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

## Location

Hitchin is a busy North Hertfordshire market town with a population of 33,352, as at the 2011 Census. The town is approximately 36 miles north of Central London and lies on the A505, approximately 3 miles to the west of Junction 8 of the A1(M) and within 25 minutes' drive of the M25, thus providing fast and easy access to Central London and the national motorway link. The M1 (Junction 10) at Luton is approximately 20 minutes driving time away.

The property is located in Knowl Piece, which is accessed via Wilbury Way and forms part of the main commercial area of Hitchin.

## Description

The property is comprised of a two-storey building providing both office and laboratory/research and development/light production space.

The ground floor opens up into carpeted office space, with possible lab space with vinyl flooring to the right hand side of the building with separate access door. First floor is predominantly open floor plan with glass partitioned offices and a kitchenette with possible breakout area.

## Accommodation

The approximate net useable areas are as follows:

### Unit 59

Ground floor	1,267 sq ft	117.70 sq m
First floor	1,299 sq ft	120.68 sq m
Total net useable area	2,566 sq ft	238.38 sq m

### Unit 61

Ground floor	1,413 sq ft	131.27 sq m
First floor	1,427 sq ft	132.57 sq m
Total new useable area	2,840 sq ft	263.84 sq m

### Total

Total net useable area	5,406 sq ft	502.23 sq m
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## Features

- Self-contained two storey office property
- Air-conditioning
- Gas central heating
- Approximately 14 parking spaces
- Security alarm systems
- Partitioned offices
- Suspended ceiling

## Tenure

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

## Rental

Whole - £60,000 per annum, exclusive

Unit 59 - £30,790 per annum, exclusive

Unit 61 - £34,100 per annum, exclusive

## Price

£925,000 freehold.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £44,500. 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.



**Brown & Lee Commercial Property Consultants LLP**

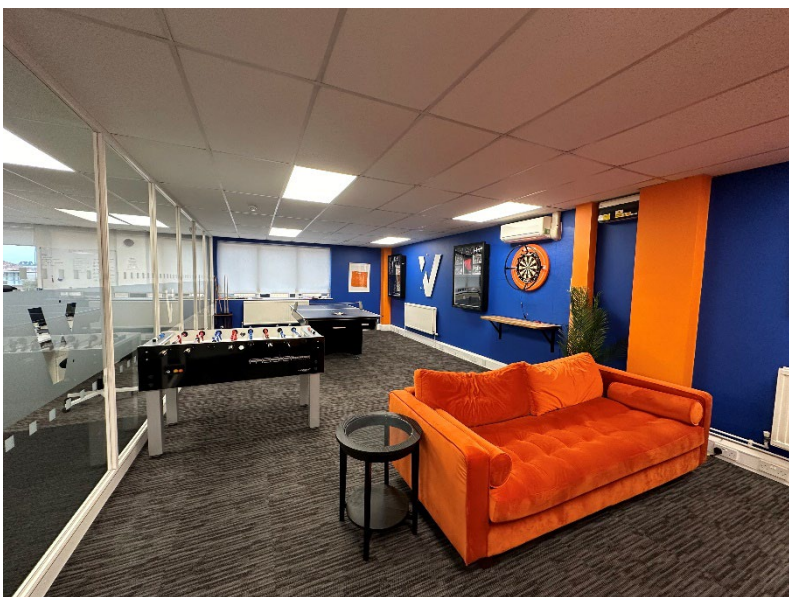
15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire SG1 2EF

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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