



# 63 Knowl Piece

Wilbury Way, Hitchin, Hertfordshire, SG4 0TY

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FOR SALE

MAY LET

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TWO-STOREY REFURBISHED OFFICE

FREEHOLD

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1,947 SQ FT - 3,933 SQ FT

(180.88 SQ M - 365.38 SQ M)

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## Location and Description

Unit 63 Knowl Piece is located via Wilbury Way and forms part of the main commercial area of Hitchin. 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.

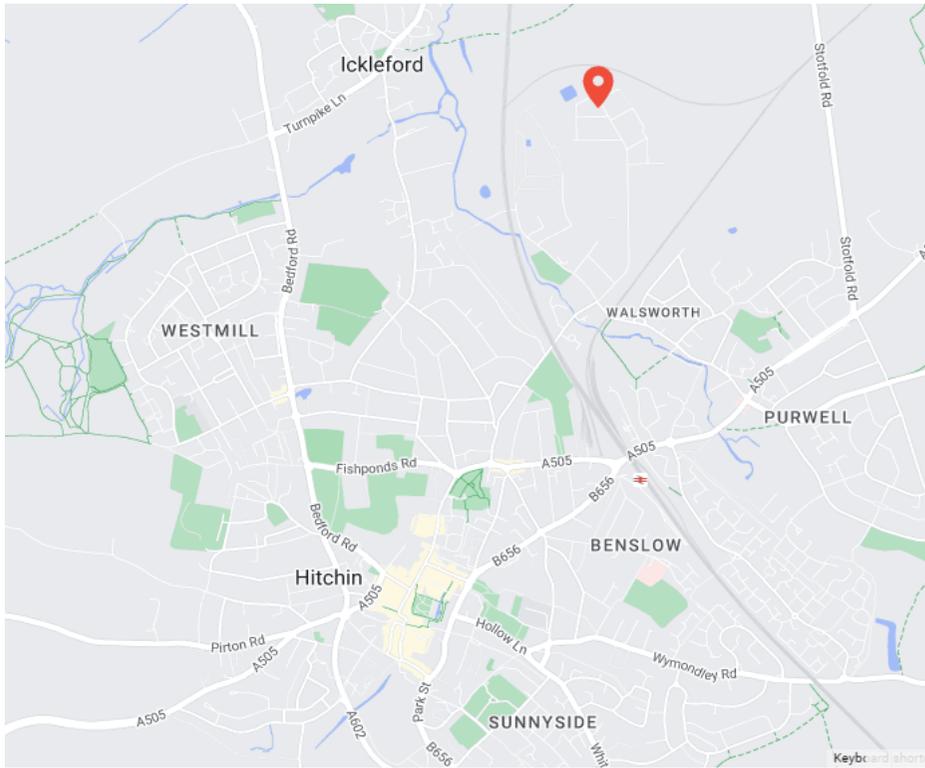
The property provides recently refurbished ground and first floor office space within a self-contained, semi-detached building. The entrance opens up into reception area providing WC and shower facilities. The ground floor provides an open-plan space with LED lighting, air-conditioning, new suspended ceiling and new carpet tiles. The first floor has been refurbished the same and offers two glass partitioned meeting rooms and a kitchen area along with further WC facilities.

There are 12 parking spaces available with the building and a further 5 which can be purchased under a separate title number.



## Features

- Recently Refurbished
- Air-conditioning
- LED lighting
- New suspended ceiling grid
- Shower facilities
- Glass partitioned meeting rooms
- Kitchenette to each floor
- WC's to both ground and first floors
- Security alarm systems
- 18 Parking spaces in additional purchase



## Accommodation

Ground Floor	1,947 sq ft	180.97 sq m
First Floor	1,986 sq ft	184.59 sq m
<b>Total</b>	<b>3,933 sq ft</b>	<b>365.38 sq m</b>

## Price

£595,000 freehold (building) - Title Number HD284039

Additional parking available under Title Number HD506222

Alternatively the property could be let as a whole or ground floor only.

Ground floor £23,500 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 £33,500. The UBR for 2021/22 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

A copy of the EPC is available upon request.

## VAT

The current vendors have confirmed no VAT is applicable in respect of the property.

## 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 Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and 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.

## Further Information

For further information and viewings, please contact the agent below:

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