

## SECURE STORAGE YARD, R/O WILBURY PARK



Wilbury Way  
Hitchin  
Hertfordshire  
SG4 0TP



# TO LET.

## SECURE STORAGE YARD

7,556 SQ FT (701 SQ M)



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### Location

The site is situated to the rear of Wilbury Park, an established commercial development off Wilbury Way, Hitchin. Wilbury Way is Hitchin's main commercial district, favoured by regional and national commercial occupiers alike.

### Description

The site consists of circa 7,556 sq ft (701 sq m) of hardstanding. Our Client will supply a gated entrance and palisade fenced perimeter.

### Tenure

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

### Rental

Offers in excess of £26,450.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is estimated to be in the region of £TBC per annum. The UBR for 2025/26 is 55.5p 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 identification only



**Brown & Lee Commercial Property Consultants LLP**

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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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