

72 WILBURY WAY



Hitchin
Hertfordshire
SG4 0TP



TO LET.

INDUSTRIAL / WAREHOUSE PREMISES

4,317 SQ FT (401 SQ M)



For further information please contact: Christie Bays

T: 01438 794581

E: christie.bays@brownandlee.com

M: 07436 031722

W: www.brownandlee.com

Location

The property is located fronting onto Wilbury Way, an established industrial area in Hitchin with a range of local and regional industrial/warehouse occupiers. The estate is approximately 5 miles from Junction 8 of the A1(M), which is accessed via the A602.

Description

The subject unit comprises a ground floor warehouse/storage/light manufacturing area and is accessed through the archway, as shown in the photograph, and comes with parking to the side of the property. There is a loading door to the side elevation.

Accommodation

Total Gross Internal Area	4,317 sq ft	401 sq m
---------------------------	-------------	----------

Features

- WC facilities
- Gas mounted heater
- Roller shutter 3.8m x 3.9m (12' 4" x 12' 7")
- Forecourt loading and parking
- Height to roof truss 4m (13' 1")

Tenure

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

Rental

£42,950 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is currently combined and has a value of £50,500. 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)

The Energy Performance Asset Rating is E-106.

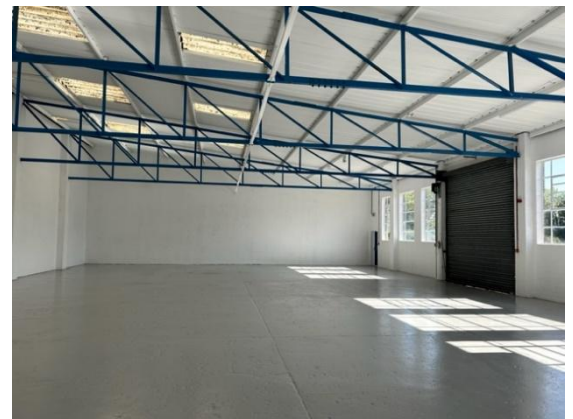
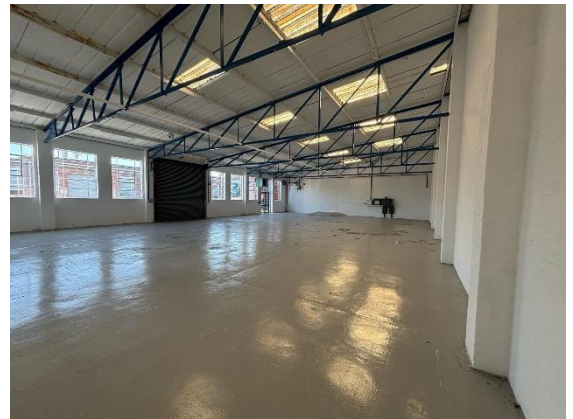
Certificate No. 9643-3000-0881-0795-2421.

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.

Ref No: 14119E

