

## UNIT 20 CAM CENTRE

Wilbury Way  
Hitchin  
Hertfordshire  
SG4 0TW



# TO LET.

## INDUSTRIAL / WAREHOUSE UNIT

3,962 SQ FT (364.8 SQ M)

PLUS 3,022 SQ FT (280 SQ M) MEZZANINE



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## Location

The property is within the CAM Centre Industrial Estate, located off Wilbury Way and in the principal commercial and industrial area of the town, approximately ¾ mile from the town centre. Hitchin Mainline Railway Station is approximately 1 mile distance, offering fast and frequent services to London Kings Cross.

Hitchin is situated some 5 miles from Junction 8 of the A1(M) to the northwest of Stevenage. Access to the M1 Junction 10 is via Luton on the A505

## Description

Originally part of a division and refurbishment scheme undertaken in the mid-1980s, the property is in the middle of a terrace and comprises of ground floor storage/production with mezzanine offices above. There are separate offices at first floor, and WC and kitchen facilities at both ground floor and first floor.

## Accommodation

The ground floor accommodation provides production space with kitchen and WCs to the rear. The first floor mezzanine comprises open plan and cellular offices, a kitchenette and WC.

The approximate gross internal areas are as follows:

### Ground Floor

Storage/Production	3,962 sq ft	364 sq m
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### Mezzanine

Offices	3,022 sq ft	280 sq m
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### Total

Total gross internal	6,984 sq ft	644 sq m
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## Features

- Loading door access.
- Roller shutter loading door of 3.45m wide by 3.88m high.
- Max eaves 6.55m. Min eaves 4.66m.
- 2.88m to the underside of mezzanine
- Parking for up to 4-6 vehicles
- 3 phase power
- Security door to pedestrian entrance.

## Tenure

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

## Rental

£32,500 per annum, exclusive.

## Service Charge

The cost of the service charge for the upkeep of the common parts for the current year is £4,254.91 plus VAT per annum.

## Business Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £28,000. 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. The EPC rating is C-63.

## 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**

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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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