

14-16 WALLACE WAY

**BROWN  
&LEE**  
Property Consultants

Hitchin  
Hertfordshire  
SG4 0SE



# FOR SALE.

**SELF CONTAINED INDUSTRIAL / WAREHOUSE / SHOWROOM  
UNIT WITH REAR YARD AND SUB-DIVISION POTENTIAL**

3,900 - 7,823 SQ FT (362 - 726 SQ M)



**For further information please contact: Christie Bays**

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## Location

The property is located on Wallace Way directly off Cadwell Lane in Hitchin, approximately  $\frac{3}{4}$  of a mile from the town centre. Hitchin Mainline Railway Station, with fast and frequent services to London Kings Cross, is approximately 1 mile in distance. The market town of 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

The property is a detached building offering storage/industrial/showroom accommodation with first floor office areas. There is loading to the rear and side of the unit and parking to the front of the property. The property also benefits from yard areas, or alternatively, additional parking to the rear.

## Accommodation

The property is currently being used as a showroom to the front of the property, with storage areas to the rear and additional offices to the ground and first floor offices.

The approximate gross internal areas are as follows:

Unit 14 Ground Floor Offices	3,150 sq ft	292.6 sq m
Unit 14 First Floor Offices	773 sq ft	71.87 sq m
Unit 16 Ground Floor Offices	3,126 sq ft	290.4 sq m
Unit 16 First Floor Offices	774 sq ft	71.9 sq m
<b>Total</b>	<b>7,823 sq ft</b>	<b>726 sq m</b>

All areas have been calculated on a gross internal basis, in accordance with the latest edition of the RICS Code of Measuring Practice.

**There is potential to split Units 14 and 16. Each building is serviced independently with its own gas, electricity, water and rates.**

## Features

- Forecourt parking and loading
- Yard area to the rear and self-contained plot with access and loading at both sides.
- Three phase power - 100AMP supply.
- WC facilities
- Carpeted offices and showroom
- Ability to subdivide unit 14 and 16
- Use Class E & B2

## Price

£1.3 million (One Million Three Hundred Thousand Pounds) for the whole.

Our client will consider a sale of the units individually.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value for Unit 14 is £25,000 and Unit 16 is £26,500. 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)

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 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.



**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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