

20-22 KNOWL PIECE

**BROWN**  
**&LEE**  
Property Consultants 

Wilbury Way  
Hitchin  
Hertfordshire  
SG4 0TY



**TO LET.**

**MODERN LIGHT INDUSTRIAL UNIT / WAREHOUSE**

2,344 SQ FT (217.76 SQ M)



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

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## Location

Hitchin is a busy North Hertfordshire market town, located approximately 35 miles North of London.

Road communications are good, with the A1(M) providing access to the M25, some 22 miles further south, and the A505 giving quick access to London Luton International Airport and the M1, just 9 miles to the west. The town's mainline railway station, which is within walking distance of Wilbury Way, provides fast and frequent services to London's Kings Cross in just 30 minutes.

The subject premises are located within a modern development in Wilbury Meadows, just off Wilbury Way, in the town's main industrial and commercial area.

## Description

The property comprises a pair of semi-detached light industrial units. The accommodation is at ground floor only. Each unit has a large roller shutter door and separate personnel access door at the front. There are loading and parking areas in front of the units. The units interconnect via an opening in the wall.

The units are of brick construction under a pitched roof covered with insulated corrugated steel cladding. The front elevation is mainly clad in facing brickwork.

The property has mains water and drainage, 3 phase power and gas.

Externally, the property provides adequate parking at the front and forms part of Wilbury Meadows, where all of the units are individually owned and occupied.

## Accommodation

The approximate net useable areas are as follows:

### Total

20-22 Knowl Piece	2,344 sq ft	217.76 sq m
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## Tenure

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

## Rental

£26,000 per annum, exclusive.

## Service Charge

There is a service charge for the repair and maintenance of the common parts of the estate. For the current year this is £1,427.58.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £20,250. 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.

## Joint Agent

Derrick Wade Waters  
Simon Beeton - 07976 523373



