

52 WILBURY WAY

Hitchin
Hertfordshire
SG4 0TP



TO LET.

**INDUSTRIAL/WAREHOUSE/PRODUCTION UNIT
WITH REAR YARD
5,056 SQ FT (469.7 SQ M)**



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Location

Hitchin is a busy historic Market Town located approximately 35 north of London, 10 miles east of Luton and 6 west of Stevenage. The property is situated within the principal industrial and commercial area of the town, approximately 1 mile to the north of the town centre and within approximately ½ mile of the mainline railway station, with regular services to London King's Cross and St Pancras International. The town is well served by road links, with the A1(M) Junction 8 approximately 5 miles to the east and the M1 Junction 10 is 12 miles to the west, both linked by the A505. Luton International Airport is approximately 12 miles from Hitchin.

Description

The property is constructed of a steel frame with brick detail at ground and first floor. There is parking to the front and rear of the property with a side access road. The property is located on the popular Wilbury Way with good roadside frontage and benefits from workshop/storage/production space with offices to the first floor.

Accommodation

The approximate net useable areas are as follows:

Ground Floor	3,641 sq ft	338.2 sq m
First Floor Office	589 sq ft	54.7 sq m
Mezzanine Storage	825 sq ft	76.7 sq m
Total Gross Internal Area	5,056 sq ft	469.7 sq m

Features

- LED lights to main warehouse
- Warm air heating
- Roller shutter door 3.8m x 3.6m (12' 4" x 11' 8")
- Side loading facility
- Mezzanine storage
- Minimum eaves height to truss 3.93 m (12' 8")
- Maximum height 7.24m (23' 7")
- Yard area to rear of property
- WC facilities

Tenure

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

Rental

£48,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £38,500. The UBR for 2026/27 is 43.2p 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 current rating is E-103 expiring 20 November 2028. Certificate Reference Number: 0530-0038-8749-3099-2092. 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.

