

**UNIT 4 BURY MEAD ROAD**

Hitchin  
Hertfordshire  
SG5 1RT



**TO LET.**

**INDUSTRIAL / WAREHOUSE UNIT**

1,835 SQ FT (170.4 SQ M)



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## Location

The property is located at the start of Hitchin's industrial area, located on Bury Mead Road, approximately ¾ of a mile from the town centre. Hitchin mainline railway station is approximately 1 mile distance and offers 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

The new development is made up of 4 new industrial units of various sizes. The last remaining unit is built to a good, basic specification with roller shutter door to the front and allocated parking. Internally, the unit has a WC facility at ground floor and an open plan office to the first floor with a kitchen area. Layout plans can be provided on request.

## Accommodation

The approximate net useable areas are as follows:

Ground Floor	1,040 sq ft	96.6 sq m
First Floor	795 sq ft	73.8 sq m

## Total

Total net useable area	1,835 sq ft	170.4 sq m
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The above measurement is based on gross internal.

## Features

- Maximum eaves height 7.5m (24' 6")
- Minimum eaves height 6.2m (20' 3")
- Glazed doors
- Roller shutter
- Allocated parking spaces
- Air Conditioning
- WC facility
- Offices
- Kitchen facility

## Tenure

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

## Rental

£25,500 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £17,750. The UBR for 2023/24 is 51.2p 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)

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 din 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.

