

72 WILBURY WAY

Hitchin
Hertfordshire
SG4 0TP



TO LET.

INDUSTRIAL / WAREHOUSE PREMISES

11,569 SQ FT (1,074.7 SQ M)



For further information please contact: Viv Spearing

T: 01438 794595

E: viv.spearing@brownandlee.com

M: 07970 819375

W: www.brownandlee.com

Location

The property is located fronting onto Wilbury Way, an established industrial area in Hitchin with a range of local and regional industrial/warehouse occupiers. The estate is approximately 5 miles from Junction 8 of the A1(M), which is accessed via the A602.

Description

The subject unit comprises a ground floor warehouse/storage/light manufacturing area split into two areas and is accessed through the archway as shown in the photograph. There is a small amount of office to the front elevation of the property with door access onto Wilbury Way and comes with ample parking to the side of the property. There are 2 loading doors to the side elevation.

Accommodation

Total

Gross Internal Area	11,569 sq ft	1,074.7 sq m
---------------------	--------------	--------------

*In addition, there is a separate yard available circa 11,000 sq ft.

Features

- 2 x roller shutter doors: 1 x 3.8m x 3.5m (12' 4" x 11' 4")
1 x 3.8m x 3.9m (12' 4" x 12' 72)
- WC facilities to both office and warehouse area
- Maximum height 5.16 m (16' 9")
- Height to roof truss to the rear storage area 4.04 m (13' 2")
- Approximately 21 car spaces
- Ceiling mounted heater to warehouse
- Forecourt loading
- Electricity supply

Tenure

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

Rental

£115,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £TBC. 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)

The Energy Performance Asset Rating is E-106.

Certificate No. 9643-3000-0881-0795-2421.

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

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire SG1 2EF

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.

Ref No: 14119E





Brown & Lee Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF

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.

| Ref no:

