

28 KNOWL PIECE

Wilbury Way
Hitchin
Hertfordshire
SG4 0TY



FOR SALE/MAY LET.

OFFICE BUSINESS UNIT

1,477 SQ FT (137.21 SQ M)



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Location

Hitchin is a busy North Hertfordshire market town situated some 5 miles from junction 8 of the A1(M) to the northwest of Stevenage. The property is located in the principal commercial and industrial area of the town approximately 1 mile from the town centre and mainline railway station with fast and frequent services to London Kings Cross approximately 35 minutes. Access to M1 junction 10 is via Luton on the A505 with Luton International Airport approximately 10 miles to the west of Hitchin. To the south, the M25 provides access to the national motorway network and to the north the A14 connects to the M1/M6, northwest and east coast ports.

The property is located in Knowl Piece which is accessed via Wilbury Way and forms part of the main commercial area of Hitchin.

Description

The property is comprised of a two-storey building providing office space and WC facilities to both ground and first floor. Suites have been individually partitioned with kitchen located at ground floor level. The building has been fitted with suspended ceilings, LED lights to some areas and air conditioning.

Accommodation

The approximate net useable areas are as follows:

Ground Floor	730 sq ft	67.81 sq m
First Floor	746 sq ft	69.30 sq m

Total

Total net useable area	1,477 sq ft	137.21 sq m
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Features

- Self-contained two storey office property
- Air-conditioning
- Security alarmed
- Approx 6 parking spaces
- Partitioned offices
- Suspended ceiling
- LED lighting to areas
- Kitchen
- WCs to each floor

Tenure

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

Rental

£20,700 per annum, exclusive.

Sale

£275,000 freehold

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable values are as follows:

GF - £4,650

FF - £7,200

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 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.

