

**72 WILBURY WAY**

Hitchin  
Hertfordshire  
SG4 0TP



**TO LET.**

**INDUSTRIAL / WAREHOUSE PREMISES**

4,317 – 7,311 - 11,628 SQ FT (401 – 679 – 1,080 SQ M)



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## 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

Upper Part (with Wilbury Way frontage)	7,311 sq ft	679 sq m
Lower Part	4,317 sq ft	401 sq m
Total gross Internal Area	11,628 sq ft	1,080 sq m

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

## Features

Upper Part:

- Roller shutter door: 3.8m x 3.6m high (12' 4" x 11' 8")
- WC facilities
- Forecourt loading and parking
- Office space
- Ceiling mounted heater to warehouse
- Minimum height 3.9m (12' 7")
- Maximum height 5.1m (16' 7")

Lower Part:

- WC facilities
- Gas mounted heater
- Roller shutter 3.8m x 3.9m (12' 4" x 12' 7")
- Forecourt loading and parking
- Height to roof truss 4m (13' 1")

## Tenure

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

## Rental

Upper Part: £71,200 per annum, exclusive.  
Lower Part: £42,950 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 £50,500 for both units. 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.

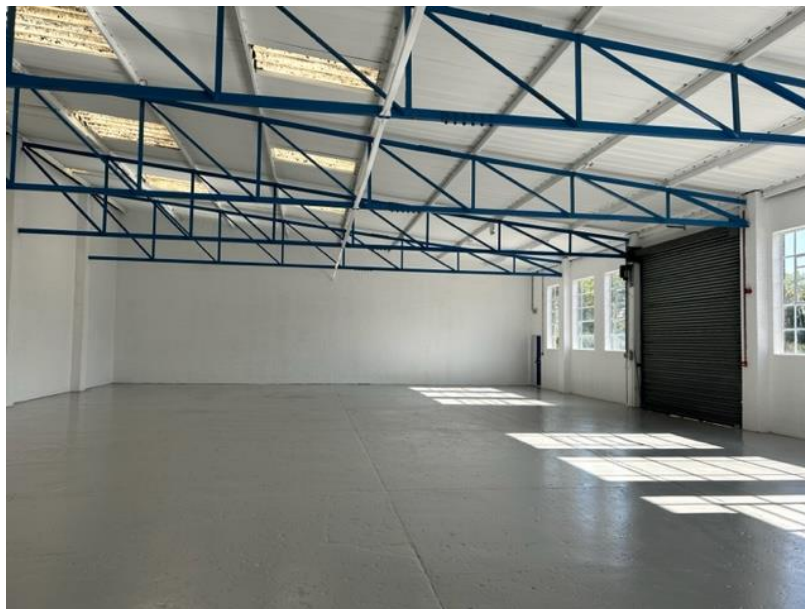
## VAT

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**

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| Ref no: 14119E

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.

