

## UNIT 5 HUNTING GATE

Wilbury Way  
Hitchin  
Hertfordshire  
SG4 0TJ



# TO LET/FOR SALE.

**WAREHOUSE/LIGHT INDUSTRIAL/STORAGE BUILDING WITH  
OFFICES – UNDER REFURBISHMENT**

23,279 SQ FT (2,162 SQ M)



**For further information please contact: Viv Spearing**

T: 01438 794595

E: [viv.spearing@brownandlee.com](mailto:viv.spearing@brownandlee.com)

M: 07970 819375

W: [www.brownandlee.com](http://www.brownandlee.com)

### Location

The property is located in the principal commercial area of the town, approximately 1 mile from the town centre. Hitchin Mainline Railway Station provides fast and frequent services to London Kings Cross and is located just over a mile away by car. 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, and Luton Airport is located approximately 10 miles to the west of Hitchin.

### Description

The property provides good, clear span industrial/warehouse space, together with two storey offices to the front. There is an open plan reception area to the ground floor, with loading facilities to the rear of the property which is accessed alongside the building. There is parking to the rear of the property or roadside parking to the front of the property.

### Accommodation

Ground Floor Warehouse Area	16,761 sq ft	1,557 sq m
Ground Floor Undercroft	2,191 sq ft	203.5 sq m
First Floor Office	2,140 sq ft	198.8 sq m
Second Floor Office	2,187 sq ft	203.2 sq m
<b>Total gross internal area</b>	<b>23,279 sq ft</b>	<b>2,162.5 sq m</b>

### Features

- Car parking
- Two rear loading doors, 1 x ramp & 1 x raised level load
- WC facility to warehouse area
- Kitchen to warehouse area
- Warehouse with undercroft area
- Minimum height 5.4m (17' 7")
- Maximum height 8.6m (28' 2")
- New insulated roof
- Gas supply not connected
- Fire alarm
- Three phase power 200 amp
- WC facilities to first and second floor offices
- Air conditioning to office areas

### Tenure

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

### Rental

£199,000 per annum, exclusive.

### Freehold

The property is available on a Freehold sale under title HD224114.

An additional area of yard to the rear of the property is held on a 125-year lease from 29<sup>th</sup> November 2023.

### Price

£3,500,000 million (Three Million Five Hundred Thousand Pounds).

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £TBC. The UBR for 2024/25 is 54.6p 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.





**Brown & Lee Commercial Property Consultants LLP**

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

| Ref no: 15494

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.

