

UNIT 2 BURY MEAD ROAD

Hitchin
Hertfordshire
SG5 1RT



TO LET.

INDUSTRIAL/STORAGE UNIT

1,500 SQ FT (139.3 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 situated 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 located approximately one mile away and offers fast and frequent services to London Kings Cross and St Pancras International. Hitchin is situated some 5 miles from Junction 8 of the A1(M) to northwest of Stevenage. Access to the M1 Junction 10 is via Luton on the A505.

Description

The new development is made up of 4 industrial units of various sizes. The unit is located in the middle of a terrace and is built to a good, basic specification with roller shutter door to the front and allocated parking. Internally, the unit has a toilet facility to the ground floor and open plan office to the first floor, with a small kitchen area.

Accommodation

The approximate gross internal area is as follows:

Ground Floor	1,010 sq ft	93.8 sq m
First Floor Office	490 sq ft	45.5 sq m
Total Gross Internal Area	1,500 sq ft	139.3 sq m

Features

- Maximum eaves height 7.5m (24' 6")
- Minimum eaves height 6.2m (20' 3")
- Glazed personnel doors
- Roller shutter door
- 2 allocated parking spaces
- WC facility
- Offices
- Kitchen facility
- Three phase power

Tenure

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

Rental

£20,000 per annum, exclusive.

Service Charge

There is a service charge for the upkeep of the common parts and the current premium is £2,904.36, plus VAT.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £13,250. 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.

The current rating is B-37.

Certificate No. 6584-0887-6971-3327-7376

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.

