

**54 WILBURY WAY**

Hitchin  
Hertfordshire  
SG4 0TP



**TO RENT/MAY SELL.**

**INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES**

14,462 SQ FT (1,343.5 SQ M)



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

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## Location

Hitchin is a busy historic market town located approximately 35 miles north of London, 10 miles east of Luton and 6 miles west of Stevenage. The property is situated within the principal industrial and commercial area of the town approximately one mile to the north of the town centre and within approximately half a mile of the mainline railway station with regular services to London, Kings Cross. The town is well served by road links with the A1(M) Junction 8, approximately 5 miles to the east, and the M1 Junction 10 is 12 miles to the west, both linked by the A505. Luton International Airport is approximately 12 miles from Hitchin.

## Description

The property comprises a detached, single storey warehouse with ancillary offices and covered loading bay. Construction is of steel frame in three bays providing a clear height of approximately 14' 8" (4.5m), increasing to approximately 22' 4" (6.8m) to the apex. There is a separate yard area/forecourt loading via a dock level loading doors and parking to the front of the property. In addition, there is street parking, subject to availability.

## Accommodation

The ground floor accommodation provides offices with WC and kitchen facilities and open plan warehouse/storage accommodation.

Warehouse	11,338 sq ft	1,053.3 sq m
Office	2,099 sq ft	194.96 sq m
Covered Loading	1,025 sq ft	95.2 sq m
<b>Total Gross Internal Area</b>	<b>14,462 sq ft</b>	<b>1,343.5 sq m</b>

## Features

- Three phase electricity and gas supply
- Kitchen and toilet facilities
- Two dock level loading doors approximately 13' wide x 8' 2" high (4m x 2.49m)
- Secure, enclosed yard approximately 94' x 20' (28.8m x 6.23 m)
- Forecourt loading and parking area
- Office accommodation with gas fired central heating via radiators
- Warm air heating to warehouse

## Tenure

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

## Rental

£120,000 per annum, exclusive.

## Price

On application.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £57,500. The UBR for 2024/25 is 54.6 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.

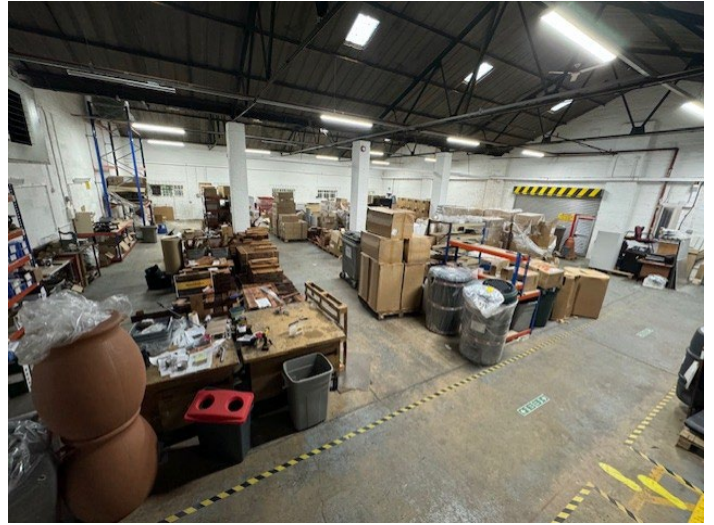
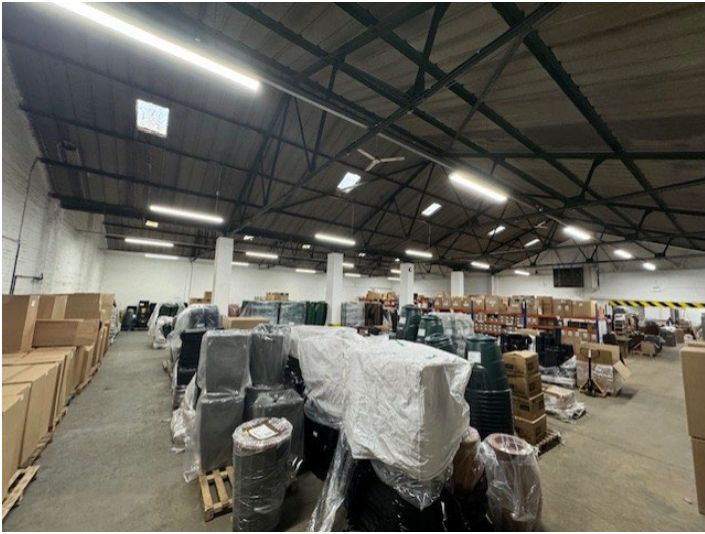
## VAT

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.





**Brown & Lee Commercial Property Consultants LLP**

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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.

