

UNIT 6 CAM CENTRE



Wilbury Way
Hitchin
Hertfordshire
SG4 0TW



FOR SALE OR TO LET.

INDUSTRIAL / WAREHOUSE UNIT

5,276 SQ FT (490 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 within the CAM Centre Industrial Estate, located off Wilbury Way and in the principal commercial and industrial area of the town, approximately ¾ mile from the town centre. Hitchin Mainline Railway Station is approximately 1 mile distance, offering fast and frequent services to London Kings Cross.

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.

Description

Originally part of a division and refurbishment scheme undertaken in the mid-1980s, the property is in the middle of a terrace and comprises of principally clear storage/production space with separate WC facilities and kitchen area to ground floor and office with WC and kitchenette at first floor.

Accommodation

The ground floor accommodation provides production space with kitchen and WCs to the rear. The first floor mezzanine comprises offices, a kitchenette and WC.

The approximate gross internal areas are as follows:

Ground Floor

Production space	3,933 sq ft	365 sq m
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Mezzanine

Offices & WC	1,343 sq ft	125 sq m
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Total

Total gross internal	5,276 sq ft	490 sq m
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Features

- Forecourt loading and ramped access
- Roller shutter loading door of 3.5m wide by 4.4m high (11'4" x 14'4")
- 5m (16') minimum height to truss
- 2.28m (7'4") to the underside of mezzanine
- Parking for up to 6 vehicles
- 3 phase power, gas supply and water
- Entry phone system
- Security alarm already installed (not tested)

Tenure

Our clients are able to offer either the long leasehold for sale, or a new full repairing and insuring lease for a term to be agreed.

Sale

£650,000 for the long leasehold.

The property is held on a 999 year ground lease dated 25th March 1986 at a peppercorn ground rent with a service charge provision for common parts and building insurance.

Rental

£49,950 per annum, exclusive.

Service Charge

The cost of the service charge for the upkeep of the common parts for the current year is £4,254.91, plus VAT

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £28,250. The UBR for 2025/26 is 55.5p 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

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.

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