

56A WILBURY WAY

Hitchin
Hertfordshire
SG4 0TP



TO LET.

**NEWLY REFURBISHED
STORAGE/LIGHT INDUSTRIAL/PRODUCTION UNIT WITH OFFICES
6,013.6 SQ FT (558.6 SQ M)**



For further information please contact: Christie Bays

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Location

The property is located within the principal industrial and commercial area of the town, approximately 1 mile to the north of the town centre and within approximately $\frac{3}{4}$ of a mile of the mainline railway station, with regular services to London King's Cross. The A1(M) Junction 8 is approximately 5 miles to the east which, in turn, connects to the M25 to the south and the M1/M6 via the A14 at Huntingdon in the north.

Description

Facing Wilbury Way in a prominent position, the building is constructed externally in brick under a pitched roof. The property provides ground floor office and workshop/production areas, with further offices to the first and second floor.

The property has been refurbished throughout.

Accommodation

Ground Floor

Office/Production/ Warehouse	4,680 sq ft	434.8 sq m
Mezzanine	209 sq ft	19.4 sq m
First Floor Office	562.3 sq ft	52.2 sq m
Second Floor Office	562.3 sq ft	52.2 sq m
TOTAL	6,013.6 sq ft	558.6 sq m

Features

- Three Phase power
- Roller shutter loading door 1 – 3.64m wide x 3.99m high
- Roller shutter loading door 2 – 2.35m wide x 3.98m high
- WC facilities
- Shared loading area
- Offices to three floors
- Prominent location
- Forecourt parking

Tenure

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

Rental

£60,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £21,500. 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.



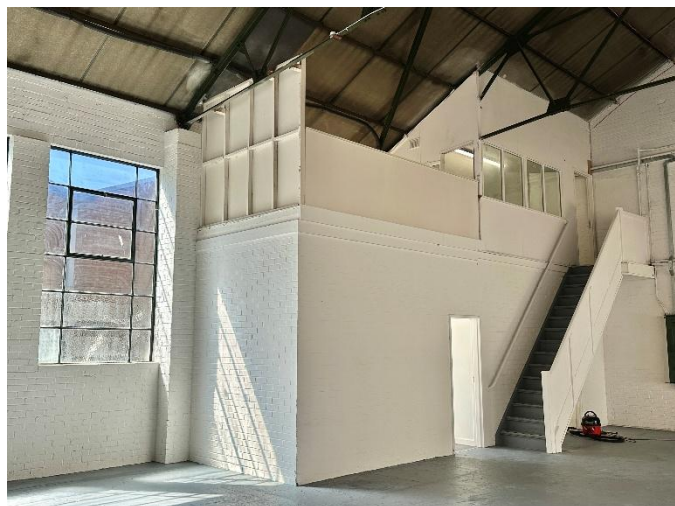
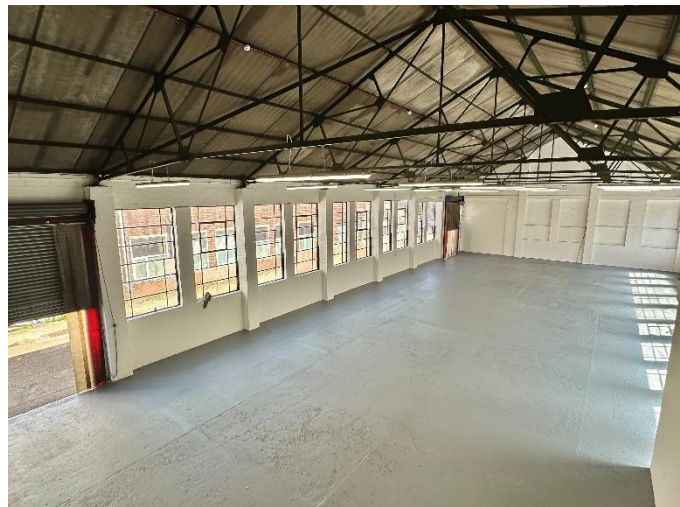
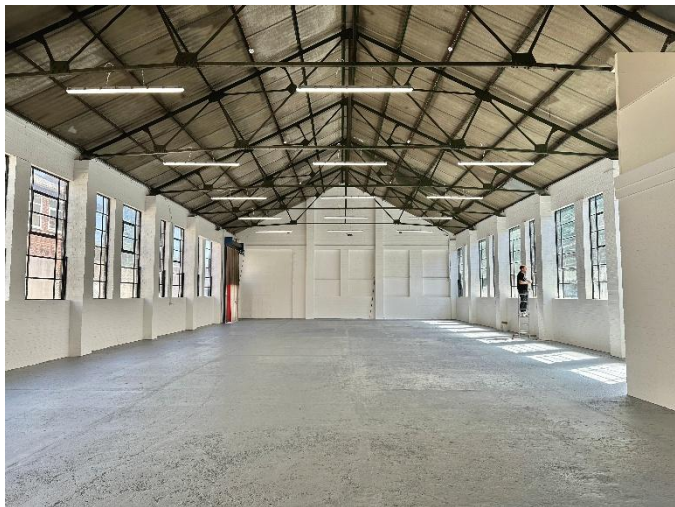
Brown & Lee Commercial Property Consultants LLP

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.

Ref No: 14219E





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