

34-36 KNOWL PIECE

BROWN
&LEE
Property Consultants 

Wilbury Way
Hitchin
Hertfordshire
SG4 0TY



TO LET.

MODERN LIGHT INDUSTRIAL UNIT WITH FIRST FLOOR OFFICE

4,476 SQ FT (414 SQ M)



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Location

Hitchin is a busy North Hertfordshire market town located approximately 35 miles north of London. Road communications are good, with the A1(M) providing access to the M25, some 22 miles further south and the A505 giving quick access to London Luton International Airport, and the M1 just 9 miles to the west. The town's mainline railway station is within walking distance of Wilbury Way and provides fast and frequent services to London Kings Cross in just over 30 minutes. The subject premises are located within a modern development in Knowl Piece, just located off Wilbury Way in the town's main industrial commercial area.

Description

The property comprises a pair of end and mid-terrace light industrial units. The accommodation is a ground floor, full height warehouse and part ground floor restricted height with first floor offices. Each unit has a large roller shutter door and separate personnel access door to the front. There are loading and parking areas in front of the units and the units interconnect via an opening in the wall.

Accommodation

The approximate gross internal areas are as follows:

Ground Floor Warehouse	2,940 sq ft	273.2 sq m
First Floor Office/Kitchen	1,536 sq ft	142 sq m
Total Gross Internal Area	4,476 sq ft	414 sq m

Features

- Three phase power single phase connected
- Security shutters to windows and personnel doors
- 3 x WC facilities
- Minimum height 2.1m (6' 8")
- Maximum height 4.6m (15')
- Gas supply
- Entry phone system
- First floor offices carpeted
- Single glazed windows
- Suspended ceiling to office area
- Raised access floors to office area
- LED lighting
- Kitchen area to first floor

Tenure

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

Rental

£42,500 per annum, exclusive.

Service Charge

There is a service charge for the repair and maintenance of the common parts of the estate. The current year is £TBC.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £29,250. 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

We are advised by the Landlords that VAT is not applicable in this case.

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.



