

## 7 CAM CENTRE

Wilbury Way  
Hitchin  
Hertfordshire  
SG4 0TW



**FOR SALE (LONG LEASEHOLD) / TO LET**  
**WAREHOUSE / PRODUCTION / STORAGE UNIT**

4,218 SQ FT (279 SQ M)



**For further information please contact: Christie Bays**

T: 01438 794581

E: [christie.bays@brownandlee.com](mailto:christie.bays@brownandlee.com)

M: 07436 031722

W: [www.brownandlee.com](http://www.brownandlee.com)

### Location

The property is situated within the Cam Centre Industrial Estate, which is located off Wilbury Way in the principal commercial and industrial area of the town, approximately  $\frac{3}{4}$  of a mile from the town centre. Hitchin mainline railway station is approximately 1 mile distance and offers fast and frequent services to London King's Cross.

Hitchin is situated some 3 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-80s, 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 at first floor.

### Accommodation

The approximate net useable areas are as follows:

#### Ground Floor

Storage/Industrial	3,550 sq ft	329.8 sq m
Kitchen/WC Facilities	397 sq ft	36.9 sq m

#### First Floor

Office Area	271 sq ft	25.2 sq m
-------------	-----------	-----------

#### Total

Total net useable area	4,218 sq ft	391.8 sq m
------------------------	-------------	------------

Mezzanine storage may be available by separate negotiation.

### Price

£600,000 long leasehold.

### Rental

£36,000 per annum, exclusive.

### Ground Lease

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

### Features

- Three phase power supply and gas supply
- Maximum eaves 23' (7.05m)
- Minimum eaves 17' 4" (5.33m)
- Roller shutter loading dock
- Separate toilet facilities
- Kitchen area
- Forecourt parking and loading for approx. 6-8 cars
- LED lighting
- Air conditioned offices to first floor

### 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](http://www.voa.gov.uk)) that the rateable value is £24,750. 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.

The current rating is B-39.

Certificate No: 5348-2609-8791-2867-6814.

### 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.

