

**UNIT 4 BURY MEAD ROAD**

Hitchin  
Hertfordshire  
SG5 1RT



**TO LET.**

**MODERN INDUSTRIAL / WAREHOUSE UNIT  
WITH 3 CAR PARKING SPACES**

1,835 SQ FT (170.4 SQ M)

**For further information please contact either:**

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## Location

The property is located at the start of Hitchin's industrial area, located on Bury Mead Road, approximately ¾ of a mile from the town centre. Hitchin mainline railway station is approximately 1 mile distance and offers 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

The development is made up of 4 new industrial units of various sizes. The unit is built into white box specification with roller shutter door to the front and allocated parking. Internally, the unit has an all-access WC facility on ground floor and an open plan office to the first floor with a kitchen area. Layout plans can be provided on request.

## Accommodation

Ground Floor	1,040 sq ft	96.6 sq m
First Floor	795 sq ft	73.8 sq m
<b>Total gross internal area</b>	<b>1,835 sq ft</b>	<b>170.4 sq m</b>

The above measurements are based on gross internal floor area.

## Features

- Maximum eaves height 7.5m (24' 6")
- Minimum eaves height 6.2m (20' 3")
- Glazed door and windows
- Roller shutter
- 3 allocated car parking spaces
- Air Conditioning
- First floor office
- Kitchen facility
- All-access WC facility
- A rating EPC

## Tenure

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

## Rental

£24,500 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the ratable value is £24,250. The UBR for 2026/27 is 43.2p 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 A-19 expiring 11 October 2032. Certificate number 0376-8170-8652-7070-3460.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or din 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: 12411E





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