

## SECURE OPEN STORAGE YARD, R/O WILBURY WAY

Wilbury Way  
Hitchin  
Hertfordshire  
SG4 0TP



# TO LET.

## SECURE OPEN STORAGE YARD

13,711 SQ FT (1,274 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 site is situated to the rear of Wilbury Way and in Hitchin's principal commercial and industrial district favoured by regional and national commercial occupiers alike. This location is 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

The site consists of circa 13,711 sq ft (1,274 sq m) of hardstanding with two access points via Wilbury Park and Hillgate. Our client will provide a palisade fenced perimeter and gates to both entrances to secure the site. Our client will consider a split of the site into two, made possible by the two access points at either end.

## Tenure

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

## Rental

Rent on Application

## Rates

The Rateable Value of the premises is to be confirmed. Interested parties are encouraged to carry out their own investigations with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). The UBR for 2026/27 is TBCp 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)

There is no EPC required for the site.

## Features

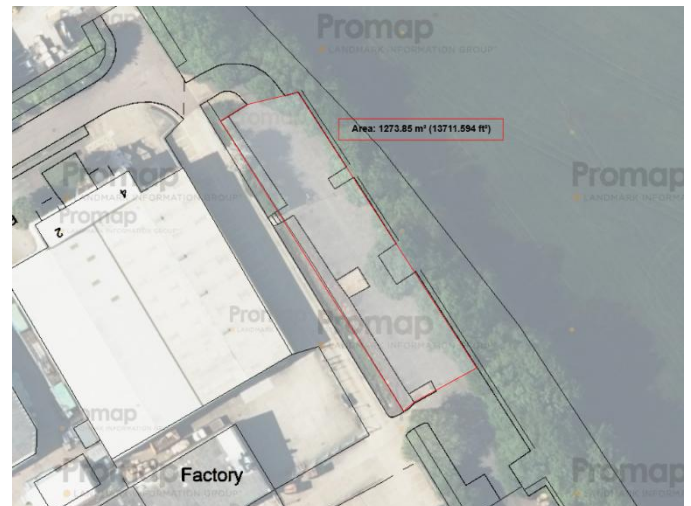
- Lighting
- Secure site
- Two access points
- Part of an established industrial area
- Located in an affluent market town
- Potential for subdivision

## 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.

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