TO LET
INDUSTRIAL

GRAHAM SIBBALD



34-36 Knowl Piece, Wilbury Way,
Hitchin, Hertfordshire, SG4 0TY

- End of terrace light industrial unit
- First floor offices with staff break out and kitchen area
- Security shutters to windows and personnel doors

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.



DESCRIPTION

The property comprises a pair of end and mid terraced light industrial units. The ground floor benefits from three WC's, an open plan warehouse and two manually operated steel roller shutter loading doors with a height of 4.84m.

The first floor has been fitted out as offices, with a kitchen break out area for staff. The offices have a suspended ceiling, LED lighting and separate meeting rooms.

The warehouse has a painted concrete floor with a height to eaves of approximately 5.76 metres, whilst the height to the underside of the ridge is 5.23m. There are loading and parking areas in front of the units which can accommodate six cars.

ACCOMMODATION

Ground Floor Warehouse	2,981.68 Sq Ft	277 Sq M
First Floor office/kitchen	1,313.23 Sq Ft	122 Sq M
Total	4,294.91 Sq Ft	399 Sq M

RATEABLE VALUE

From online enquiries, we understand the current rateable value is £29,250 with rates payable in the order of £14,595.75 per annum.





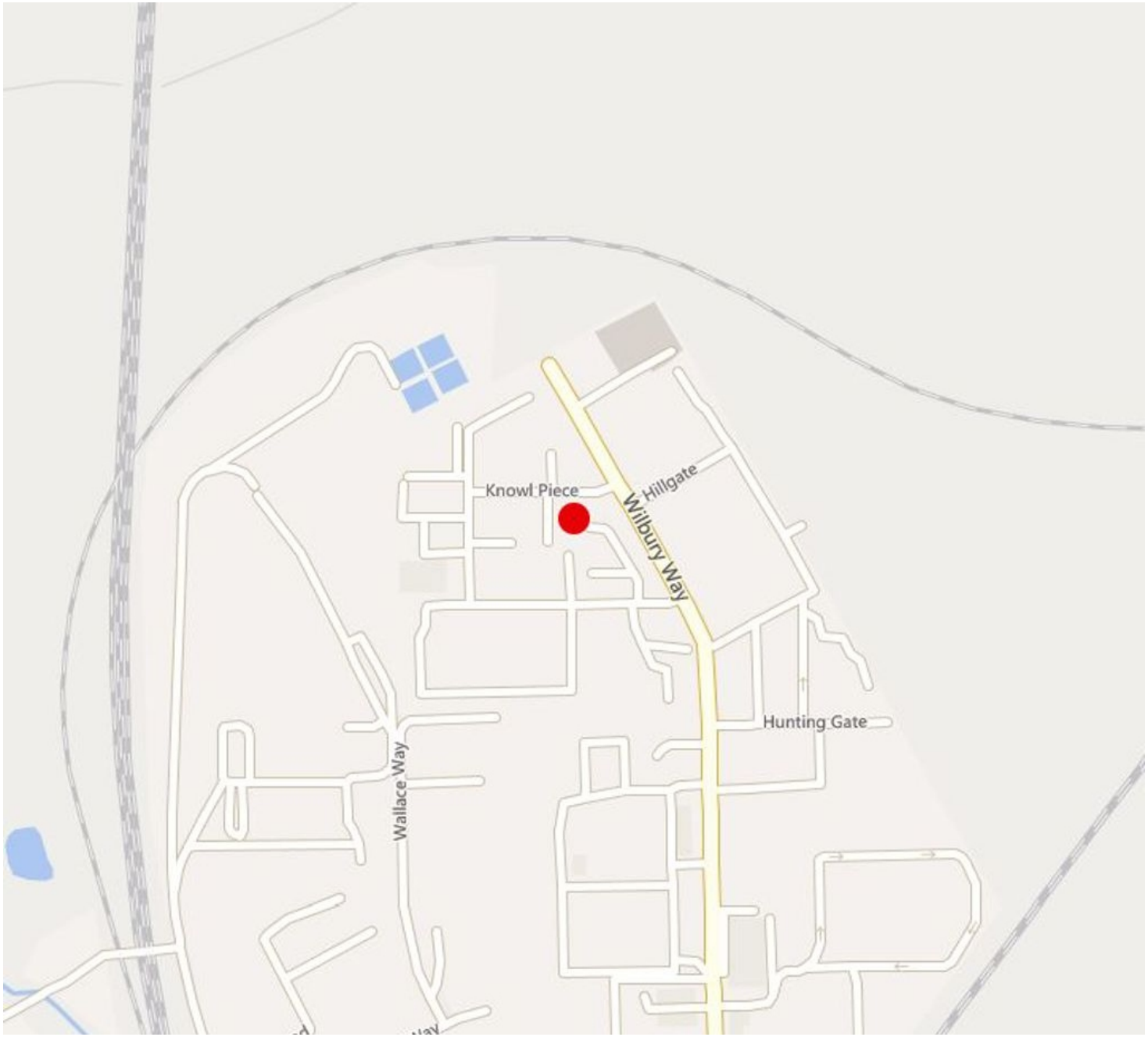
VAT
We understand that the property is not elected for VAT and therefore is not payable in this instance

ENERGY PERFORMANCE CERTIFICATE
E-114

QUOTING RENT
£42,500 Per Annum

TENURE
Available by way of a new full repairing and insuring lease.

SERVICE CHARGE
There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.



To arrange a viewing please contact:



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