TO LET
OFFICE

GRAHAM SIBBALD

Unit 10D, Knowl Piece Business Centre, Wilbury Way, Hitchin, Hertfordshire, SG4 0TY

- Economical office suite
- Flexible lease terms available
- Designated parking available
- Shared kitchenette and toilet facilities available

LOCATION

The property is located approximately one mile north of the town centre and roughly 0.75 of a mile from the mainline railway station, which offers regular services to London Kings Cross.

The A1(M) junction 8 is approximately five miles to the east, providing connections to the M25 to the south and to the M1 and M6 via the A14 at Huntingdon to the north.

DESCRIPTION

Comprises a first floor suite within Knowl Piece Business Centre. Unit 10D benefits from excellent natural light, air conditioning and modern strip LED lighting.

The building includes CCTV security, a shared kitchenette, a communal meeting room and a passenger lift to all floors.

There is one car parking space allocated, however lots of parking available in the surrounding area.

ACCOMMODATION

Office suite	143 Sq Ft	13.28 Sq M

RATEABLE VALUE

This premises Should qualify for small business rates relief. Please contact for further details.

VAT
There is VAT payable in addition on this unit.

ENERGY PERFORMANCE CERTIFICATE
C - 74

QUOTING RENT
£3,250 Per Annum

TENURE
Available on a new lease with flexible terms, for a minimum of three years.

SERVICE CHARGE
There is a contribution towards the external and communal parts repair and maintenance together. Details available upon request.

Electricity is metered separate per unit and charged in addition.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in any transaction.

To arrange a viewing please contact:

ALEX STRAZZA
Property Agent
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01727 843232

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1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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