TO LET
OFFICE

GRAHAM SIBBALD



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

- Economical office suite
- Shared kitchenette and toilet facilities available
- Air conditioning
- 3 designated parking spaces 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 10E 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

Total	24.79 Sq M	266.81 Sq Ft

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
£4,450 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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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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Date published: 02-Oct-2026

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