Davies Hiller
01707 274237

Hitchin
Industrial
TO LET



WORKSHOP / WAREHOUSE UNIT
3,488 SQ FT (GIA) APPROX.

Rent: £40,000 p.a.

25B Knowl Piece
Off Wilbury Way
Hitchin
Hertfordshire
SG4 0TY

- 6 parking spaces with doubling up potential
- Gated and secure shared development
- No offices
- Fully refurbished

Ref I65-8

25B KNOWL PIECE, OFF WILBURY WAY, HITCHIN, HERTFORDSHIRE, SG4 0TY

LOCATION
Hitchin is an attractive Hertfordshire market town on the fast A505 dual carriageway approximately 5 miles west of Stevenage (Junction 8) and 10 miles east of Luton (Junction 10/11).

It has an individual character with an attractive town centre.

London Luton Airport is particularly convenient and this is a fast-electrified service to London Kings Cross (approx. 35 mins).

The property is located on the main commercial area located to the north west of the town and forms part of an area of high-quality modern development.

ACCOMMODATION
Forming part of a detached building standing in a courtyard within a secure gated site the available accommodation comprises a self-contained light industrial / warehouse unit.

Features include:

* Conventional brick and tile construction
* 3 metre eaves height rising to 6m at apex
* Electric loading door
* LED lighting
* WC and tea point block
* 3 phase power supply

There are currently no offices.

FLOOR AREAS (approx. GIA)	Sq Ft
TOTAL	3,488
Car Parking Spaces	6

TERMS
Available for let on a new lease for a term to be agreed.

Rent £40,000 per annum.

The property is not subject to VAT.

BUSINESS RATES
Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £37,500.

Rates payable approx. 43.2% for the y/e 31/3/2027.

EPC
D(97)





For further information / viewing please contact Davies Hiller on 01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.

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