Davies
01707 274237

Hitchin
Industrial
FOR SALE/TO LET



WORKSHOP / WAREHOUSE UNIT WITH FIRST FLOOR OFFICES

5,276 SQ FT

Price: £650,000
Rent: £49,950 p.a.

Unit 6 Cam Centre
Wilbury Way
Hitchin
Hertfordshire
SG4 0TW

- Not Suitable for Leisure Uses
- 5m headroom
- A full-size loading door (3.3m wide x 4.4m high).
- Parking for 6-8 cars.
- Level loading
- No VAT payable

Ref I34-14

UNIT 6 CAM CENTRE, WILBURY WAY, HITCHIN, HERTFORDSHIRE, SG4 0TW

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) and easy access to A1(M) at junction 8.

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
A well-lit single bay warehouse / production unit with first floor offices at the rear and level loading access at the front.

Features include the following;

* Clear uninterrupted column free space.
* 5m clear headroom.
* A full-size electric loading door (3.3m wide x 4.4m high).
* Kitchen and male and female WC's.
* Parking for 6-8 cars.
* No VAT payable

FLOOR AREAS (approx. GIA)	Sq Ft
Warehouse	3,933
Mezzaine Offices	1,343
TOTAL	5,276

TERMS
Available from 1 June 2027

For Sale
Available for sale by way of the long leasehold interest, being a 999-year lease from 25 March 1986 at a peppercorn rent.
Price: £650,000.

To Let
The property is alternatively available to rent on a new lease for a term to be agreed.
Rent: £49,950 per annum.

BUSINESS RATES
Please see the Valuation Office Agency website. Indicated assessment £41,750

Amount payable 43.2% for the y/e 31/03/2027.

EPC
E - 103

OTHER INFORMATION
Unless otherwise stated all prices, rents or other stated costs are subject to VAT.





For further information please contact Davies & Co 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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