Davies Hiller
01707 274237

Hitchin
Industrial
FOR SALE



DETACHED WAREHOUSE / MANUFACTURING FACILITY
7,840 SQ FT (GIA) APPROX.

Price: £1,100,000 No VAT

23 Knowl Piece
Wilbury Way
Hitchin
Hertfordshire
SG4 0TY

- Secure gated site shared with one other unit
- Attractive two-storey office accommodation
- High-specification integrated mezzanine
- Up to 17 parking spaces

Ref I29-13

23 KNOWL PIECE, WILBURY WAY, HITCHIN, HERTFORDSHIRE, SG4 0TY

LOCATION
Hitchin is a very attractive Hertfordshire market town on the fast A505 dual carriageway approximately 5 miles west of Stevenage (A1 (M) Junction 8) and 10 miles east of Luton (M1 Junction 10/11).

It has an individual character with an attractive town centre. London Luton Airport is particularly convenient.

There is a fast-electrified service to London Kings Cross / St Pancras (approx. 35 mins).

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

ACCOMMODATION
A detached, high-tech warehouse/manufacturing facility standing in a secure gated courtyard shared with one other unit.

The property provides an efficient internal layout arranged over a rectangular floor plan, with ground and first floor office accommodation positioned at the front.

To the rear is a fully integrated mezzanine providing a combination of design office, assembly and storage space.

The building is constructed with brickwork at lower level and profiled steel cladding above, providing a minimum clear internal headroom of approx. 4.8m.

The warehouse is accessed via a full-height sectional loading door on the side elevation and benefits from warehouse lighting, gas-fired heating, three-phase power, a canteen area and male and female WC facilities. Windows are provided to the front and side elevations.

The property benefits from dedicated car parking to the side of the unit, with capacity for up to 17 vehicles through double parking.

FLOOR AREAS (approx. GIA)	Sq Ft
Ground Floor	4,620
First Floor Offices	1,398
Mezzanine Area	1,822
TOTAL	7,840

TERMS
For sale freehold with vacant possession on an early date to be agreed.

Price: £1,100,000

VAT is not payable on the purchase price.

BUSINESS RATES
Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £58,500.

Rates payable approx. 48% for the y/e 31/3/2027.

EPC
C(72)





For further information 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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CAMERON
DESIGN
HOUSE

