S.R. Wood & Son Ltd

TO LET



56a Wilbury Way, Hitchin, SG4 0TP

Refurbished Industrial/Logistics Unit

Summary

Tenure	To Let
Available Size	6,014 sq ft / 558.72 sq m
Rent	£60,000 per annum
Rates Payable	£10,728.50 per annum
Rateable Value	£21,500
EPC Rating	Upon enquiry

Key Points

- Prominent Frontage
- 2x Loading Doors
- Flexible Terms
- Comprehensive Refurbishment
- Office Accommodation

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Location
The property is located within the principal industrial and commercial area of Hitchin, approximately 1 mile north of the town centre and within about ¾ of a mile from the mainline train station with regular services to both Cambridge and London King's Cross. Furthermore, the A1(M) J8 is approximately 5 miles to the east.

Description
With a frontage overlooking Wilbury Way, the property provides industrial/logistics and ancillary office space (arranged over 3 floors).

- Industrial/warehouse = 4,118 sqft (382.62 m2)
- Mezzanine = 209 sqft (19.40 m2)
- Office =1,687 sqft (156.75 m2)
- Roller shutter 1 = 3.64m wide x 3.99 high
- Roller shutter 2 = 2.35m wide x 3.98m high
- Under A-Frame height = 5m
- 3 phase power
- Forecourt parking
- Recent works include: paint sealed floor, whitewashed walls, LED lighting, new WCs, electrics upgraded

Accommodation
The property comprises of the following floor areas:

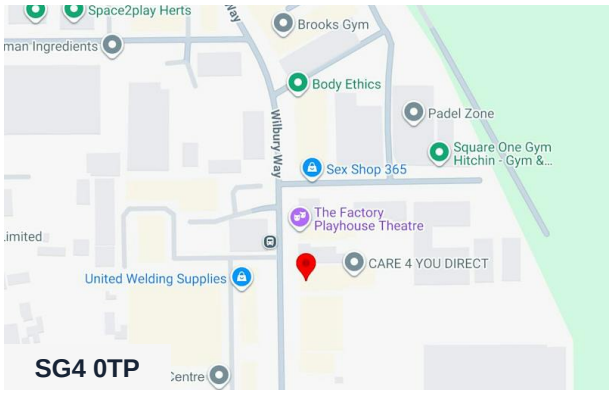
Name	sq ft	sq m
Ground - Warehouse	4,118	382.57
Mezzanine - Mezzanine	209	19.42
1st - First, Second & Third Floor	1,687	156.73
Total	**6,014**	**558.72**

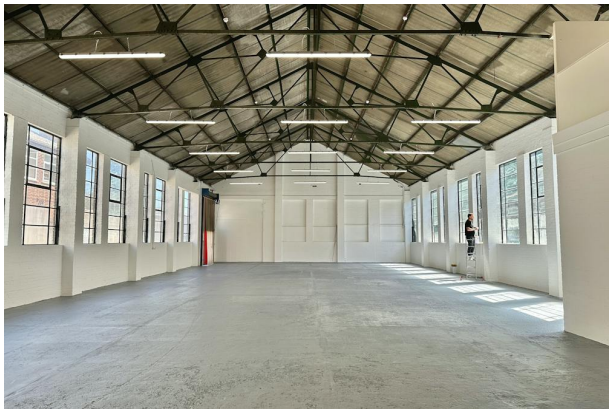
Terms
The property is available upon a new full repairing and insuring lease for £60,000 per annum exclusive, for a term to be agreed.

Rateable Value
The rateable value from April 2026 will be £31,750 (please note this is not rates payable).

VAT
Plus VAT at the appropriate rate.

Legal Costs
Each party is to bear its own costs incurred.







Viewing & Further Information



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