TO LET / FOR SALE



B1 Pierson Court, Wilbury Way, Hitchin, SG4 0TY

Redecorated Modern Industrial/Business Unit & Generous Parking

Summary

Tenure	To Let / For Sale
Available Size	2,823 to 6,606 sq ft / 262.27 to 613.72 sq m
Rent	£40,000 - £53,000 per annum
Price	£575,000
Business Rates	TBC
EPC Rating	C (70)

Key Points

- Semi Detached Business Unit
- Principle Industrial District
- Redecorated
- Available For sale or To Let
- Generous Parking

01582 401 221 (Luton) | 01462 542 760 (Hitchin) | admin@srwood.co.uk | www.srwood.co.uk

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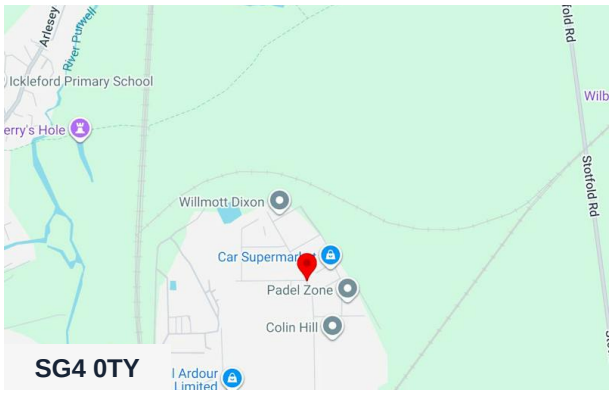
Location
Hitchin is an attractive and affluent market town in the home county of Hertfordshire. Approximately 1-mile north of the town centre is its principle industrial and commercial district, formed along Wilbury Way.

The subject property is situated at Pierson Court, a courtyard development just off Wilbury Way. The mainline train station is about 1.6 miles away, providing frequent services to Cambridge and London King's Cross. Furthermore, the A1(M) J8 is approximately 5 miles to the east, which provides access to the wider motorway network.

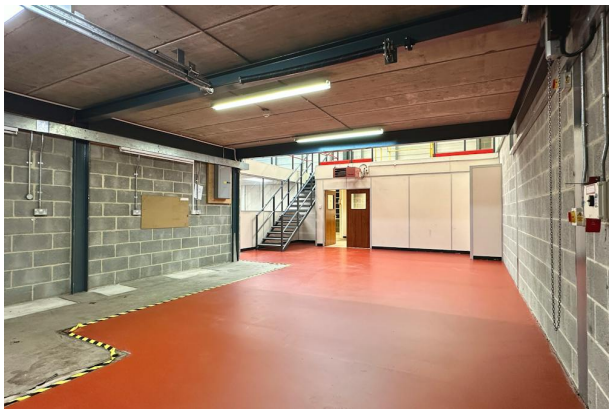


Description
Unit B1 is a semi-detached business unit. We understand that it was constructed in 2002 together with the wider Pierson Court development. The unit is of portal frame construction, providing accommodation over ground, first and mezzanine floor.

Unit B1 measures 3,783 sqft (351.45 m2)

- Recently redecorated.
- Up & over loading door.
- Translucent panels in roof.
- 3-phase electricity supply.
- Mains gas and blower heaters.
- LED and CAT II lighting.
- Office accommodation.
- WC facilities.
- Kitchenette.
- 10x parking spaces





Terms
TO LET: The unit is available by way of a new Full Repairing & Insuring (FRI) lease for a term to be agreed.
- Unit B1: £53,000 per annum exclusive

FOR SALE: Our client may consider a sale of the freehold. Unit B2 has now been SOLD. Unit B1 is available (999 ground lease with a peppercorn rent) at £575,000.

Rateable Value
Unit B1: £34,000
(please note these are not the rates payable)

VAT
We are advised that VAT is applicable at the appropriate rate

Costs
Each party is to bear its own costs incurred.

Viewing & Further Information



Jacob Wood
01582 401 221 | 07401 221 022
j.w@srwood.co.uk



Stephen Wood
01582 401 221 | 07798 610 003
s.w@srwood.co.uk

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