

For Sale



Bay 4
44 Wilbury Way
Hitchin
Hertfordshire
SG4 0UB

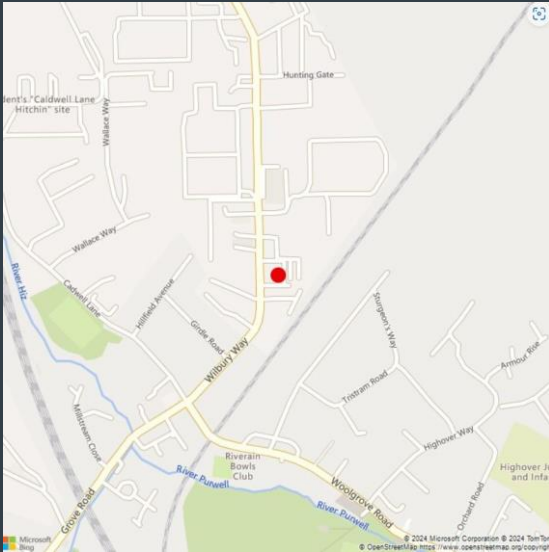
1,708 sq ft
158.78 sq m

- Undergoing internal refurbishment
- Eaves height of 6.52m
- Loading Door
- Mezzanine Floor

Location

Located within the heart of Hitchin's industrial area located on the main east side of Wilbury Way, within this well-established industrial / office area. Hitchin. The property is accessed to the rear by way of side access of 44 Wilbury Way through the secure gates.

The location benefits from excellent communication links via the A1M (Junction 8) and the M1 (Junction 10). These principal arterial routes provide easy access to London.



Description

Available by way of a new lease we offer a mid terrace industrial unit with warehouse/workshop on the ground floor and an additional mezzanine for storage. The industrial unit is undergoing internal refurbishment and will be redecorated throughout. The property is to the rear of 44 Wilbury Way. The property has a maximum eaves height of 6.52m.

Terms

Available by way of a new lease for a term to be agreed. Rent to be £16,200 per annum.

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

	SQ FT	SQ M
Ground Floor	1,163	108.12
Mezzanine	545	50.6
TOTAL	1,708	158.78

VAT

This property has been elected for VAT and therefore, is payable on the rent.

Service Charge

There is a service charge and can be provided on request.

Business Rates

From enquiries we understand that at present the property will require a new assessment.

EPC

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Viewings

Strictly by appointment. For further details please contact:

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