For Sale





Bay 3 44 Wilbury Way Hitchin Hertfordshire SG4 0UB

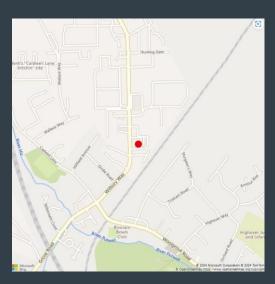
2,513 sq ft 233.35 sq m

- Undergoing internal refurbishment
- Eaves height of 6.52m
- **Loading Door**

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. 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 £31,400 per annum.

Accommodation

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

	SQ FT	SQ M
TOTAL	2,513	233.35

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

C - 71

Viewings

Strictly by appointment. For further details please contact:

Hannah Niven 01462 414 040

hannah.niven@kirkbydiamond.co.uk

Courtney Cummins 01582 738 866

courtney.cummins@kirkbydiamond.co.uk







Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP