

For Sale



Office Suites
44 Wilbury Way
Hitchin
Hertfordshire
SG4 0UB

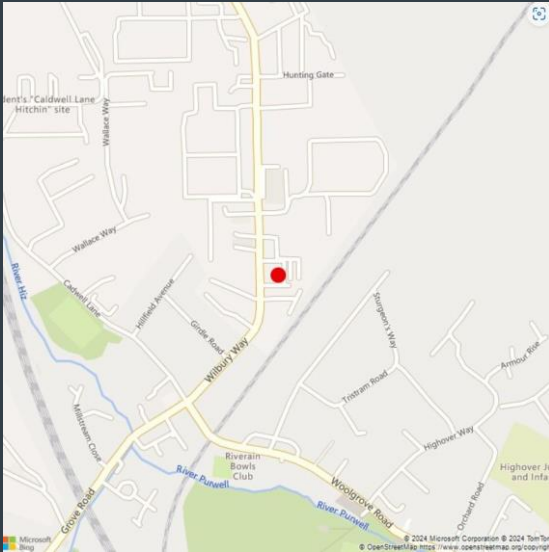
107 – 1,110 sq ft
9.9 – 103.11 sq m

- Newly refurbished
- All Inclusive
- Available on Licences or Leases

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 either new leases or licences we offer a variety of newly refurbished office space that can be let separately or together. Newly fitted shared kitchen and WC facilities. The spaces are located over ground and first floors. There is the possibility of parking spaces that can be allocated.

Terms

Available by way of a new lease or licences for terms to be agreed on an all inclusive basis. Rents from £3,745 per annum

Accommodation

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

Property details		Gross/Net Internal Basis	
Ground Floor Office 1		20.4 SqM	220 SqFt
Ground Floor Office 2		28.7 SqM	309 SqFt
Suite 207		15.7 SqM	169 SqFt
Suite 203		10.0 SqM	108 SqFt
Suite 103		9.9 SqM	107 SqFt
Suite 102		18.3 SqM	197 SqFt
Total Office		103 SqM	1,110 SqFt

VAT

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

EPC

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Viewings

Strictly by appointment. For further details please contact:

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