

25B Knowl Piece

Hitchin, SG4 0TY

To Let

Workshop / Warehouse Unit

3,488 Sq Ft (GIA) Approx.

- 6 parking spaces with doubling up potential
- Gated and secure shared development



D8822
165-8



File Photo

25B Knowl Piece

Off Wilbury Way, Hitchin SG4 0TY

LOCATION

Hitchin is an attractive Hertfordshire market town on the fast A505 dual carriageway approximately 5 miles west of Stevenage (Junction 8) and 10 miles east of Luton (Junction 10/11).

It has an individual character with an attractive town centre.

London Luton Airport is particularly convenient and this is a fast-electrified service to London Kings Cross (approx. 35 mins).

The property is located on the main commercial area located to the north west of the town and forms part of an area of high-quality modern development.

DESCRIPTION

Forming part of a detached building standing in a courtyard within a secure gated site the available accommodation comprises a self-contained light industrial / warehouse unit.

Features include:

- Conventional brick and tile construction
- 3 metre eaves height rising to 6m at apex
- Electric loading door
- LED lighting
- WC and tea point block
- 3 phase power supply

There are currently no offices.

APPROX. FLOOR AREA

3,488 Sq Ft (GIA)

CAR PARKING

6 parking spaces with doubling-up potential.

TERMS

Available for let on a new lease for a term to be agreed.

Rent £40,000 per annum.

The property is not subject to VAT.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Up to 31 March 2023 £21,000 then £30,750.

Rates payable approx. 49.9% for the y/e 31/3/2024.

AVAILABILITY

April 2024 or sooner by agreement.

INSPECTION

For further information please contact:

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NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy.

Energy Performance Certificate: D(97)

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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