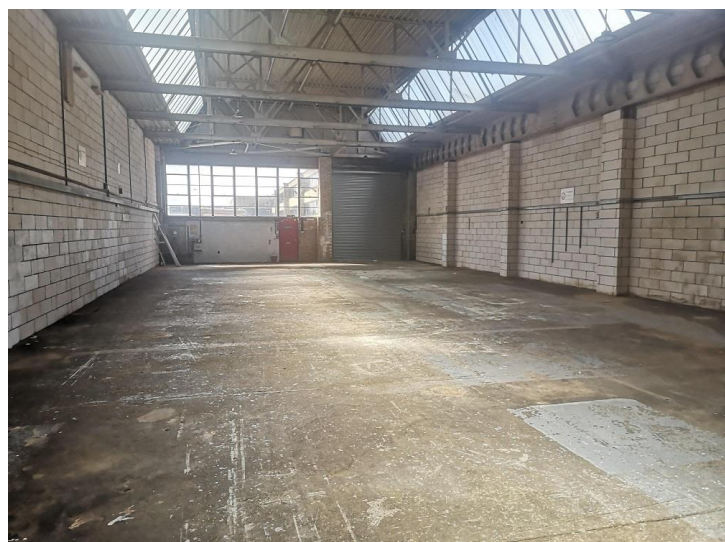


Unit 7 Cam Centre Hitchin, SG4 0TW

For Sale or To Let

Workshop / Warehouse Unit with First Floor Offices

4,236 Sq Ft (GIA) Approx.



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Unit 7 Cam Centre

Wilbury Way, Hitchin SG4 0TW

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

A well-lit single bay warehouse / production unit with air conditioned first floor offices at the rear and raised loading access at the front.

Features include the following;

- Clear uninterrupted column free space.
- 5m clear headroom.
- New LED lighting and an electric fuse board in warehouse.
- A full-size electric loading door (3.3m wide x 4.0m high).
- Kitchen and male and female WC's.
- Parking for 6-8 cars.

APPROX. (GROSS INTERNAL) FLOOR AREAS

Ground Floor	3,962 Sq Ft
First Floor Offices	274 Sq Ft
Total	4,236 Sq Ft

TERMS

The owners will consider a sale of the long leasehold interest (999 years from 25 March 1986 at a peppercorn rent). Price £700,000.

Alternatively, the property is available to let on a new lease for a term to be agreed. Rent £42,500 per annum.

SERVICE CHARGE

In addition to the rent the tenant will be responsible for the payment of utilities, estate service charges (currently £4,254.91 p.a.), and reimbursing the proportionate landlords building and third-party liability insurance premium in the usual way.

VAT

Not payable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £17,750. Amount payable 49.9% for the y/e 31/03/2023.

AVAILABILITY

At an early date to be agreed.

INSPECTION

For further information please contact Mike Davies or Daniel Hiller at Davies & Co on 01707 274237.

NOTES:

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

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: Category B (39).

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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