

72 Wilbury Way, Hitchin, Hertfordshire, SG4 0TP



TO LET: £57,500 Per Annum Exclusive

11,569 sqft (1,075 m²)

LOCATION

The property is located within the principal industrial and commercial area of Hitchin, approximately 1 mile north of the town centre and within about ¾ of a mile from the mainline train station with regular services to both Cambridge and London King's Cross. Furthermore, the A1(M) J8 is approximately 5 miles to the east.

DESCRIPTION

The property comprises a ground floor warehouse/light industrial area with a small proportion of office space. In addition, it benefits from:

- **Roller shutter 1** = 3.8m wide x 3.5m high
- **Roller Shutter 2** = 3.8m wide x 3.9m high
- **Max height** = 5.16m
- Approx 21 carparking spaces
- Forecourt loading
- WC facilities

TERMS

The property is available upon a new full repairing and insuring lease for **£115,500** per annum exclusive, for a term to be agreed.

By way of separate negotiation, there is an adjacent yard available for lease, measuring 11,227 sqft (1,043 m²).

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATEABLE VALUE

The Rateable Value of this property as of 01 April 2023 is £50,500 (please note this is not the rates payable). Further information is available at www.tax.service.gov.uk

VAT

Plus VAT at the appropriate rate.

VIEWING

For further information or an appointment to view, kindly contact joint sole letting agency S.R. Wood & Son Ltd.

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