

## Serviced Offices

58 Wilbury Way, Hitchin, Hertfordshire, SG4 0TP

**TO LET**

From 100 SqFt (9.29 m<sup>2</sup>)



### KEY FEATURES

- Double glazing
- New carpeting
- New LED lighting
- Large shared kitchen
- Radiator heating
- Twin W/C at ground floor level

### LOCATION

Hitchin is a popular market town in North Hertfordshire, having good road links to A1(M), A600 to Bedford and A505 to Luton/Letchworth.

Wilbury Way forms the town's principle commercial district outside of the town centre, inclusive of industrial and office premises.

The subject property, with on-road parking, have been the subject of a comprehensive refurbishment to comprise several office suites.

### DESCRIPTION

#### First Floor

**Suite 1** – 154 sqft (14.33 m<sup>2</sup>) = £320 per month.

**Suite 2/2a** – 492 sqft (45.72 m<sup>2</sup>) two interconnecting rooms = £1025 per month.

**Suite 3** – 137 sqft (12.71 m<sup>2</sup>) = £285 per month.

#### Second Floor

**Suite 4** – 161 sqft (15.03 m<sup>2</sup>) = £337 per month.

**Suite 5** – 169 sqft (15.77 m<sup>2</sup>) = £354 per month.

**Suite 6** – 92 sqft (8.60 m<sup>2</sup>) = £195 per month.

**Suite 7** – 102 sqft (9.56 m<sup>2</sup>) = £215 per month.

**Suite 8** – 219 sqft (20.37 m<sup>2</sup>) = £458 per month.

## TERMS

The rental is inclusive of electric, gas, water, common area cleaning, business rates, building insurance and building maintenance.

## LEGAL COSTS

The Landlord will provide a Licence Agreement for signature. As such, occupancy can be granted at short notice.

## VAT

VAT will apply to the above rentals.

## VIEWING

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

[www.srwood.co.uk](http://www.srwood.co.uk) | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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