

Industrial Premises

72 Wilbury Way, Hitchin, Hertfordshire, SG4 0TP

TO LET

4,317-7,311 SqFt (401.06-679.21 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 $\frac{3}{4}$ 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, currently arranged over approximately 11,500 sqft. Our client will consider splitting the premises into two smaller industrial units as follows.

Upper Part (with Wilbury Way frontage)

- 7,311 sqft (679.21 m²).
- Roller shutter = 3.8m wide x 3.6m high.
- Approximately 10 parking spaces.
- Gas blower heater.
- WC facilities.
- Office premises.

Lower Part

- 4,317 sqft (401.06 m²)
- Roller shutter = 3.8m wide x 3.9m high
- Approximately 10 parking spaces.
- Gas blower heater.
- WC facilities to be installed.

Additional 0.25 acre yard adjacent for lease by way of separate negotiations.

TERMS

The premises are available upon a new full repairing and insuring leases for a term to be agreed.

- **Upper Part** = £71,200 per annum exclusive.
- **Lower Part** = £42,950 per annum exclusive.

RATEABLE VALUE

The Rateable Value for the property as a whole is £50,500 (please note this is not rates payable). If split into two premises, the Rateable Value will need to be re-assessed by the Valuation Office Agency (VOA).

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are exclusive of VAT.

VIEWING

For further information or an appointment to view, please contact joint sole letting agency S.R. Wood & Son Ltd.
www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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