

Industrial Premises

72 Wilbury Way, Hitchin, Hertfordshire, SG4 0TP

TO LET

4,317 SqFt (401.06 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 unit arranged over 4,317 sqft (401.06 sqm).

- Roller Shutter = 3.8m wide x 3.9m high
- Approx 10 carparking spaces
- Gas blower heater
- WC facilities to be installed

TERMS

The property is available upon a new full repairing and insuring lease for **£42,950** per annum exclusive, for a term to be agreed.

RATEABLE VALUE

The Rateable Value for the subject property is to be assessed

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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