

**SELF CONTAINED OFFICE BUILDING**  
**ALSO SUITABLE FOR R&D/LABORATORY USES**

**FOR SALE/TO LET**

63-65 Knowl Piece, Wilbury Way  
Hitchin, Hertfordshire, SG4 0TY



■ **Key features**

- Self-contained two storey office property.
- Air-conditioning.
- Gas central heating.
- Approximately 30 parking spaces.
- Security alarm systems.
- Kitchen facilities on each floor and each building.
- 8 person passenger lift at 65 Knowl Piece.

■ **Description**

The property comprises a purpose built office building designed as two self-contained units, but only ever occupied as a single building. Whilst it has been finished to an office standard throughout, it could potentially also suit laboratory/R&D uses.

Each floor is arranged in a predominantly open plan fashion with excellent natural light. There are duplicate ladies and gents toilets, with each "half" of the building also having a kitchen facility.

■ **Accommodation**

**63 Knowl Piece**

Ground floor	1,947 Sq. ft	180.97 Sq. m
First floor	1,986 Sq. ft	184.59 Sq. m
Total	3,933 Sq. ft	365.38 Sq. m

**65 Knowl Piece**

Ground floor	1,908 Sq. ft	177.32 Sq. m
First floor	1,920 Sq. ft	178.39 Sq. m
Total	3,828 Sq. ft	355.62 Sq. m

These floor areas are approximate and have been calculated on a net internal basis.

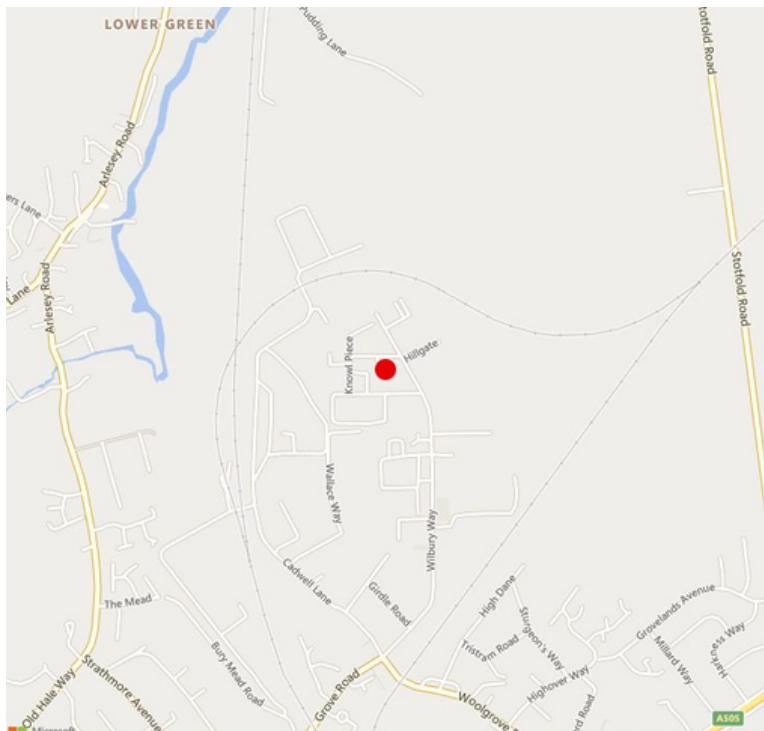
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## Location

Hitchin is a busy north Hertfordshire market town with a population of 33,352 as at the 2011 Census. The town is approximately 36 miles north of central London and lies on the A505 approximately 3 miles to the west of Junction 8 of the A1(M) and within 25 minutes' drive of the M25, thus providing fast and easy access to central London and the national motorway link. The M1 (Junction 10) at Luton is approximately 20 minutes driving time away.

The property is located in Knowl Piece which is accessed via Wilbury Way and forms part of the main commercial area of Hitchin.

## Tenure

The freehold interest in the whole, or individual buildings, is available. Alternatively our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

## Legal costs

All parties to be responsible for their own legal costs incurred in this transaction.

## Rent

£95,350 per annum, exclusive as a whole.

Unit 63 only - £55,750 per annum, exclusive as a whole.

Unit 65 only - £54,250 per annum, exclusive as a whole.

## Price

£1,330,000 freehold as a whole.

Unit 63 only - £675,000 freehold

Unit 65 only - £655,000 freehold.

## Rates

We understand from the Valuation Office website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value as a whole is £61,500. The UBR for 2021/22 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## EPC

A copy of the Energy Performance Certificate is available upon request.

September 22

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

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