

## Industrial Unit & Offices

56a Wilbury Way, Hitchin, Hertfordshire, SG4 0TP

**TO LET**

6,014 SqFt (559 m<sup>2</sup>)



### 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

With a frontage overlooking Wilbury Way, the property provides workshop/industrial and ancillary office (arranged over 3 floors).

- **Workshop/industrial** = 4,118 sqft (382.62 m<sup>2</sup>)
- **Mezz** = 209 sqft (19.40 m<sup>2</sup>)
- **Office** = 1,687 sqft (156.75 m<sup>2</sup>)
- Roller shutter 1 = 3.64m wide x 3.99 high
- Roller shutter 2 = 2.35m wide x 3.98m high
- Under A-Frame height = 5m
- 3 phase power
- Forecourt parking

## TERMS

The property is available upon a new full repairing and insuring lease for **£57,500** per annum exclusive, for a term to be agreed.

## RATEABLE VALUE

The Rateable Value of this property as of 01 April 2023 is £21,500 (please note this is not the rates payable). Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

## LEGAL COSTS

Each party to bear their own legal and professional costs.

## VAT

Plus VAT at the appropriate rate.

## VIEWING

For further information or an appointment to view, please contact joint 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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