

63 KNOWL PIECE

Comprehensively Refurbished Business Unit with Parking

Office / Laboratory / Light Production / Research & Development



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

S.R. Wood & Son
Est. 1981
01462 542 760
www.srwood.co.uk



KEY FEATURES:

- Comprehensively Refurbished
- New Carpet Tiles, Ceiling Tiles & LEDs
- 13 Allocated Parking Spaces
- Air Conditioning
- Shower Facility
- x2 Kitchenettes
- Principle Commercial District

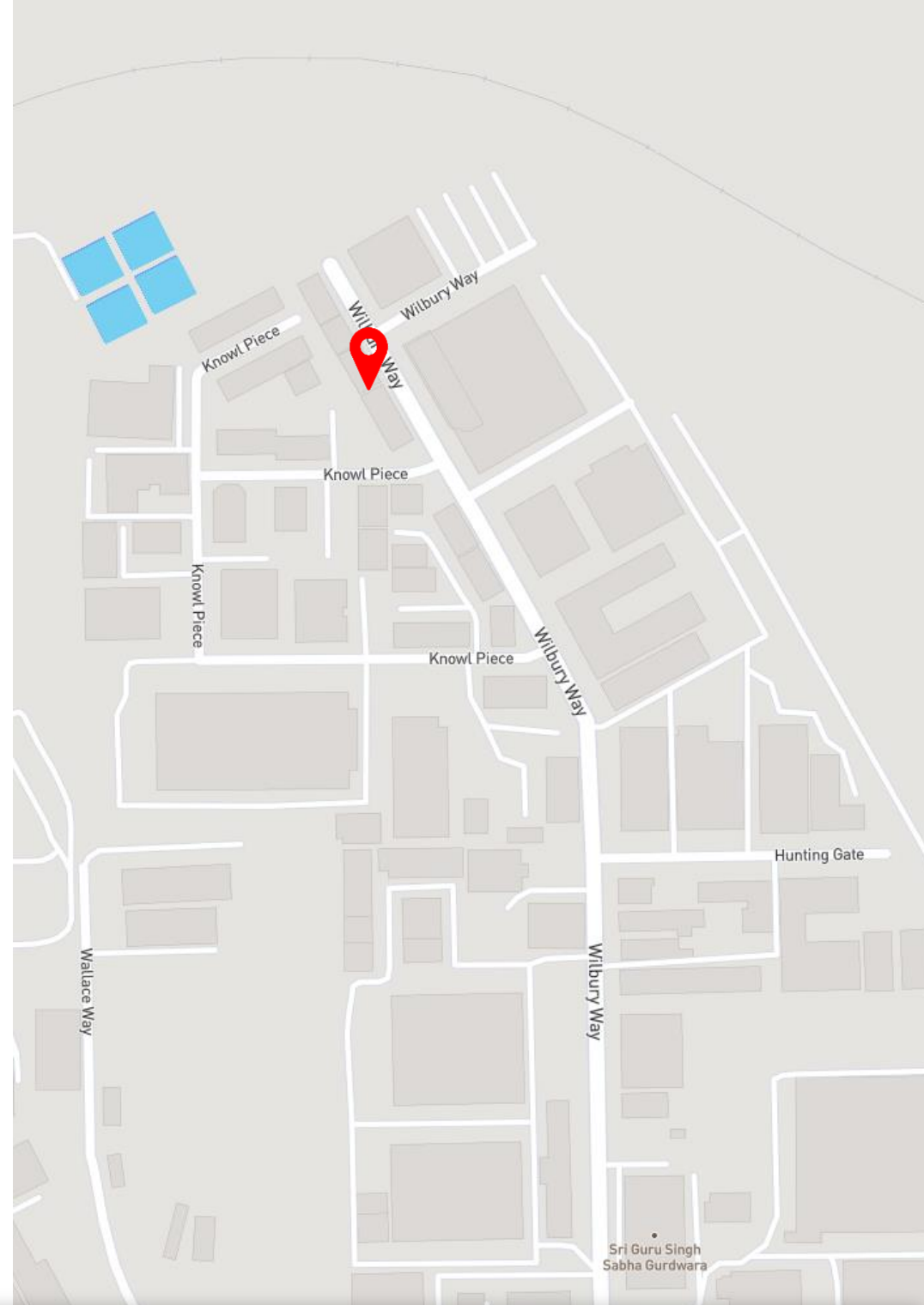
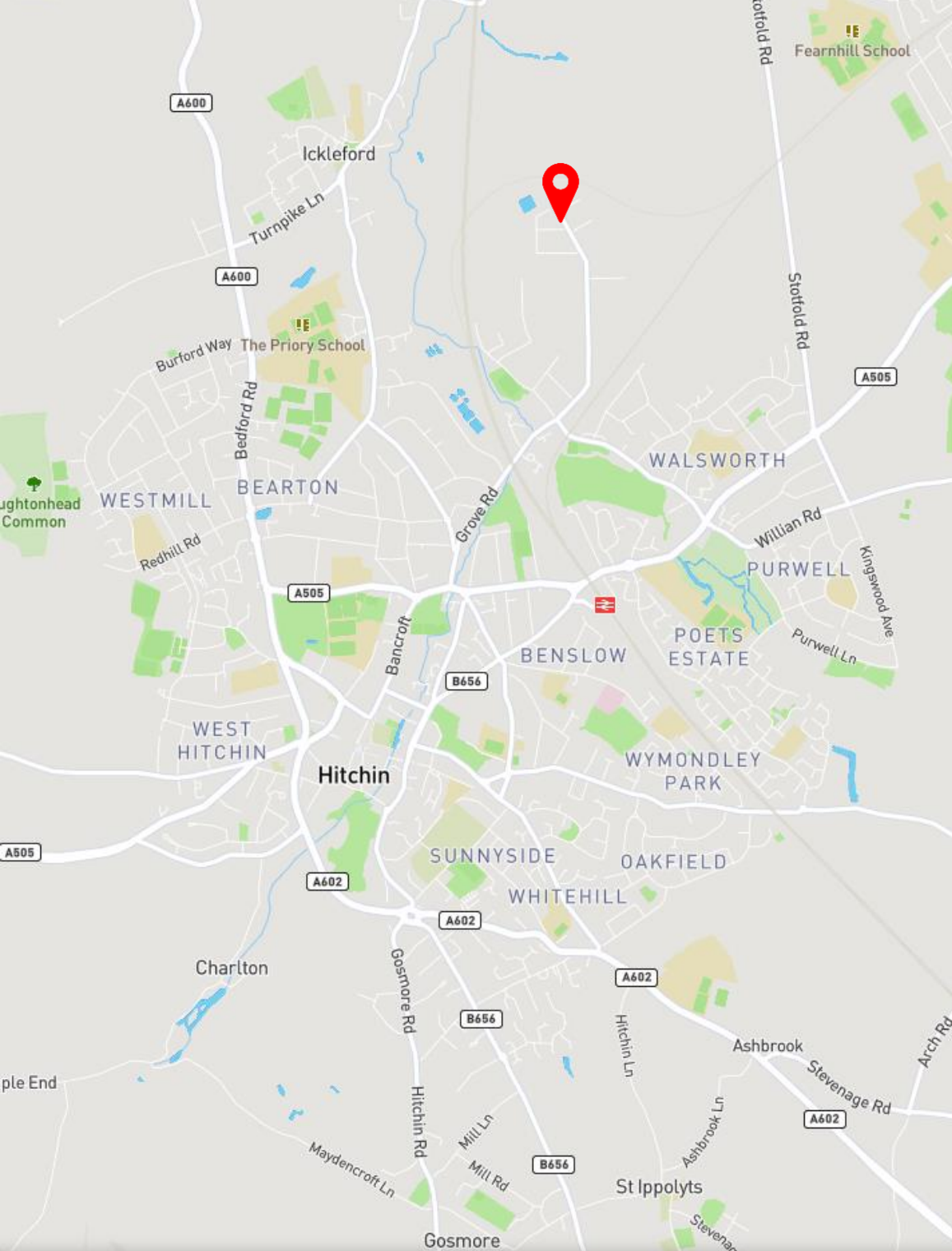
ACCOMMODATION:

3,933 SqFt
(365.38 m²)

Component	SqFt	M ²
Ground	1,947	180.97
First	1,986	184.59
NIA =	3,933	365.38

VIDEO-TOUR:

Please [click here](#) to view a comprehensive video-tour of this property.



LOCATION:

The subject property is prominently positioned towards the entrance of Knowl Piece, an office development off Wilbury Way in the Hertfordshire town of Hitchin. Wilbury Way forms the principle commercial district to the north of the town.

DESCRIPTION:

Having undergone a comprehensive refurbishment, this purpose built and self-contained office property is arranged over ground and first floor. It is predominantly open plan and benefits from the following:

- New carpet tiles.
- New suspended ceiling.
- New LED lighting.
- Air conditioning.
- Radiator heating.
- Shower facility.
- Kitchenette upon each floor.
- 13 Allocated parking spaces.

TERMS:

For Sale: The freehold interest is available to purchase for **£675,000**.

To Let (Ground Floor): The ground floor is available upon a new internal repairing and insuring (IRI) lease for a term to be agreed at **£55,750** per annum exclusive.

To Let (Floor-by-Floor): There is a possibility for the premises to be let on a floor-by-floor basis.





RATEABLE VALUE:

The Rateable Value for this property is £33,500 (please note this is not Rates payable). Further information can be found on the Government website.

LEGAL COSTS:

Each party are to bear their own costs.

VAT:

Plus VAT at the appropriate rate, if applicable.



VIEWING:

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INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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