

Bilton Road Hitchin SG4 0SB

To Let

Superb Modern Storage Facility

5,673 Sq Ft (GIA) Approx

- 7m eaves rising to 8.5m
- 3 loading doors with canopy
- Lighting
- No offices



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Unit A4, 5/6 Cadwell Lane Industrial Estate Bilton Road, Hitchin, SG4 0SB

LOCATION

The attractive market town of Hitchin is located in North Hertfordshire 30 miles of London.

It is close to Letchworth and approximately 4 miles west of Stevenage to which it is linked by the A405 dual carriageway from the A1(M) Junction 9. This also links to the M1 at Luton.

It has a fast-electrified train service to London Kings Cross (36 minutes)

Luton airport is conveniently close.

Bilton Road is located within the main commercial area accessed off Cadwell Lane.

DESCRIPTION

A high-quality, nearly new, high bay warehouse which forms part of a larger gated owner occupier complex.

It provides column free open plan space with a clear headroom of 7.5m rising to 8.5m at the rear.

There is electrical tray trunking at a height of 6m throughout which can be retained or removed as required by the new occupier.

The unit is served with LED lighting, three-phase power, one full-size loading door at the front and two smaller loading doors at the rear.

A single WC is to be installed by the owners as part of the letting agreement.

APPROX. (GIA) FLOOR AREA

5,673 Sq Ft

TERMS

Available for rent on a new lease for a term to be agreed.

Rent £71,000 per annum.

In addition to the rent the occupier will also be responsible for the payment of an estate service charge and landlord's building third-party liability insurance.

RATEABLE VALUE

To be apportioned and payable in addition.

AVAILABILITY

Immediate upon completion of legal formalities.

INSPECTION

For further information please contact Daniel Hiller or Clay Davies at Davies & Co on 01707 274237.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: D (80)

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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