

OPEN STORAGE YARD, R/O WILBURY PARK

Wilbury Way
Hitchin
Hertfordshire
SG4 0TP



TO LET.

OPEN STORAGE YARD

11,227 SQ FT (1,043 SQ M)



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Location

The site is situated to the rear of Wilbury Park, an established commercial development off Wilbury Way, Hitchin. Wilbury Way is Hitchin's main commercial district, favoured by regional and national commercial occupiers alike.

Description

The site consists of circa 11,227 sq ft (1,043 m²) of hardstanding, with a gated entrance and palisade fenced perimeter. Furthermore, the site has been cleared and had vegetation cut back.

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

Offers in excess of £40,000 per annum.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is estimated to be in the region of £12,500 per annum. The UBR for 2023/24 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.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

