



Open Storage Yard: R/O Wilbury Park, Wilbury Way, Hitchin, Hertfordshire, SG4 0TP



TO LET

Offers in Excess of £40,000 Per Annum

11,227 sqft (1,043 m²)

VIDEO-TOUR

Please click [here](#) to watch a video-tour of this secure yard.

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 sqft (1,043 m²) of hardstanding, with a gated entrance and palisade fenced perimeter. Furthermore, the site has been cleared and had vegetation cut back.

TERMS

Available upon a new full repairing and insuring lease, for a term to be agreed, at offers in excess of £40,000 per annum exclusive.

RATEABLE VALUE

The Rates payable is estimated to be in the region of £12,500 pa.

VAT

Plus VAT at the appropriate rate, if applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred.

VIEWING

For further information on the property specifics, lease terms, or an appointment to view, please contact joint sole letting agency **S.R. Wood & Son** or **Brown & Lee**.

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