

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



TO LET: £57,500 Per Annum Exclusive

6,014 sqft (559 m²)

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 $\frac{3}{4}$ 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 m²)
- **Mezz** = 209 sqft (19.40 m²)
- **Office** = 1,687 sqft (156.75 m²)
- 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.

LEGAL COSTS

Each party to bear their own legal costs incurred.

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

VAT

Plus VAT at the appropriate rate.

VIEWING

For further information or an appointment to view, kindly contact joint sole letting agency S.R. Wood & Son Ltd.

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