

72 Wilbury Way, Hitchin, Hertfordshire, SG4 0TP



**TO LET: £115,000 Per Annum Exclusive**

**11,569 sqft (1,075 m<sup>2</sup>)**

### 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

The property comprises a ground floor warehouse/light industrial area with a small proportion of office space. In addition, it benefits from:

- **Roller shutter 1** = 3.8m wide x 3.5m high
- **Roller Shutter 2** = 3.8m wide x 3.9m high
- **Max height** = 5.16m
- Approx 21 carparking spaces
- Forecourt loading
- WC facilities

### TERMS

The property is available upon a new full repairing and insuring lease for **£115,500** per annum exclusive, for a term to be agreed.

*By way of separate negotiation, there is an adjacent yard available for lease, measuring 11,227 sqft (1,043 m<sup>2</sup>).*

### 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 £50,500 (please note this is not the rates payable). Further information is available at [www.tax.service.gov.uk](http://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.

[www.srwood.co.uk](http://www.srwood.co.uk) | 01462 542 760



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