

Industrial Premises

72 Wilbury Way, Hitchin, Hertfordshire, SG4 0TP

TO LET

11,569 SqFt (1,075 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

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
- ***Additional 0.25 acre yard adjacent for lease by way of separate negotiations.***

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.

RATEABLE VALUE

The Rateable Value for the subject property is £50,500 (please note this is not rates payable).

Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are exclusive of VAT.

VIEWING

For further information or an appointment to view, please contact joint sole letting agency S.R. Wood & Son Ltd.
www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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