



72 Wilbury Way, Hitchin, SG4 0TP

Industrial/Logistics Unit

Summary

Tenure	To Let
Available Size	4,317 sq ft / 401.06 sq m
Rent	£42,950 per annum
EPC Rating	Upon enquiry

Key Points

- Redecorated
- Established Industrial Location
- Forecourt Parking (~x10)
- x2 Loading Doors

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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 ¾ 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 industrial/logistics unit arranged over 4,317 sqft (401.06 sqm).

- Roller shutter = 3.8m wide x 3.9m high
- Approximately 10 parking spaces
- Gas blower heater
- WC facilities to be installed

Terms

The property is available upon a new full repairing and insuring lease for £42,950 per annum exclusive, for a term to be agreed.

Rateable Value

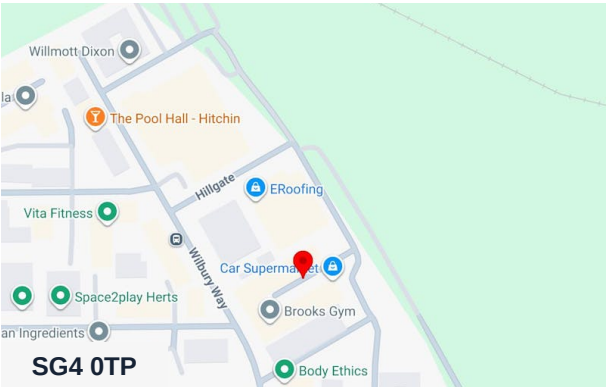
The property has been sub-divided and as such, the rateable value is to be re-assessed. Please contact us for an indication as to the likely rateable value.

VAT

Plus VAT at the appropriate rate.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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