



**AITCHISON
RAFFETY**



- Electric roller shutter door
- Refurbished offices
- Fitted kitchen and two WCs
- Four designated parking spaces
- Benefits from small business rates relief
- Good industrial location

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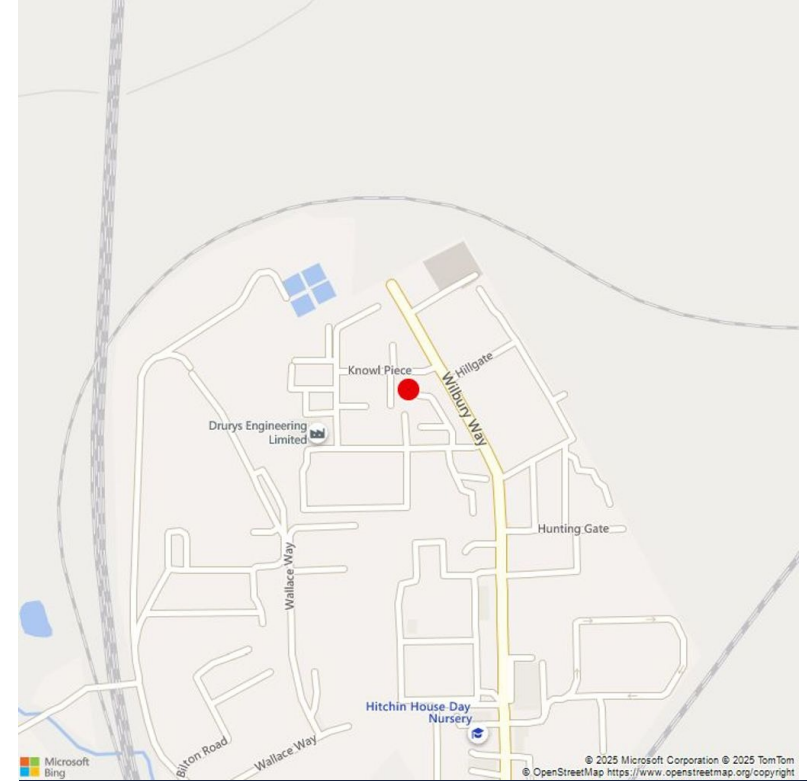
Unit 12, 45 Knowl Piece, Wilbury Way, Hitchin, Hertfordshire, SG4 0TY

Modern light industrial premises

Approx. 1,250 Sq Ft (116.12 Sq M)

To Let

Unit 12, 45 Knowl Piece, Wilbury Way, Hitchin, Hertfordshire, SG4 0TY



Description

The property comprises a mid-terrace light industrial unit. The accommodation features a full-height electric roller shutter door, four dedicated parking spaces, and a mezzanine office suite with boardroom, kitchenette, and WCs. There is all-electric heating and air conditioning as well as three-phase power to the unit.

The unit has minimum height 2.1m (6' 8") and maximum height 4.6m (15')

Location

The subject premises are located within a modern development in Knowl Piece, just located off Wilbury Way in the town's main industrial commercial area.

Hitchin has good road links via the A1(M) providing access to the M25, some 22 miles further south and the A505 giving quick access to London Luton International Airport, and the M1 just 9 miles to the west.

Rent

£17,950 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From online enquiries, we understand the current rateable value is £10,750. This property should qualify for small business rates relief.

VAT

This property is subject to VAT.

Energy Performance Rating

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Service Charge

There is a service charge payable in connection with maintenance of common areas on the estate. Further details are available on request.

Viewings

By appointment only with sole agents Aitchison Raffety
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