

TO LET

107 – 1,110 Sq Ft

(9.94 – 103.12 Sq M)

- › Newly Refurbished
- › All Inclusive rents
- › Available on Leases or Licences



44A Wilbury Way

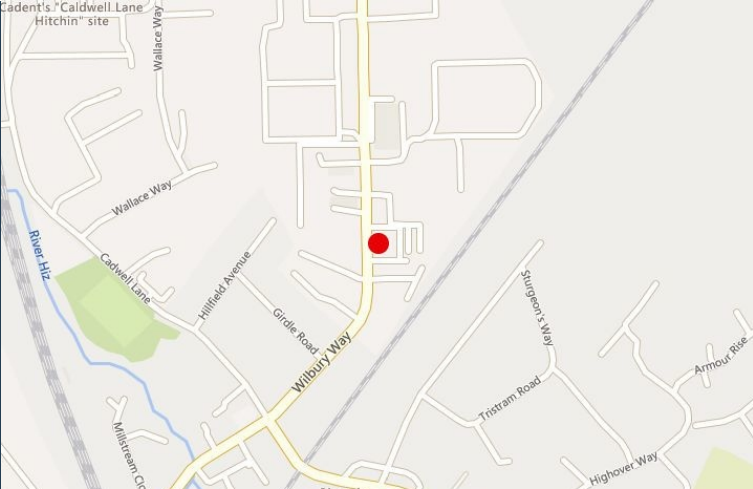
Hitchin, SG4 0UB

Contact: Hannah Niven or Viv Spearing

Tel: **01582 738866**

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Location

- Located within the heart of Hitchin's commercial area, located on the main east side of Wilbury Way
- Close to the mainline railway station.
- The location benefits from excellent communication links via the A1M (Junction 8) and the M1 (Junction 10)

 Google Maps

[Click here](#)



Description

- Available by way of either new leases or licences we offer a variety of newly refurbished office space that can be let separately or together
- Newly fitted shared kitchen and WC facilities
- The spaces are located over ground and first floors
- There is the possibility of parking spaces that can be allocated

Terms

Available by way of a new lease or licences for terms to be agreed on an inclusive basis*. Rents from £3,745 per annum. VAT is payable.

*excluding rates.

Accommodation

Ground Floor Office 1	20.44 SQ M	220 SQ FT
Ground Floor Office 2	28.71 SQ M	309 SQ FT
Suite 207	15.7 SQ M	169 SQ FT
Suite 203	10.03 SQ M	108 SQ FT
Suite 103	9.94 SQ M	107 SQ FT
Suite 102	18.3 SQ M	197 SQ FT
Total	103.12 SQ M	1,110 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 71

Business Rates: Available upon request

Contact:

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