TO LET

3,488 Sq Ft

(324.04 Sq M)

- Electric roller shutter door
- Kitchen and W/C facilities
- Forecourt loading
- Three phase power
- Max eaves height 6.35m



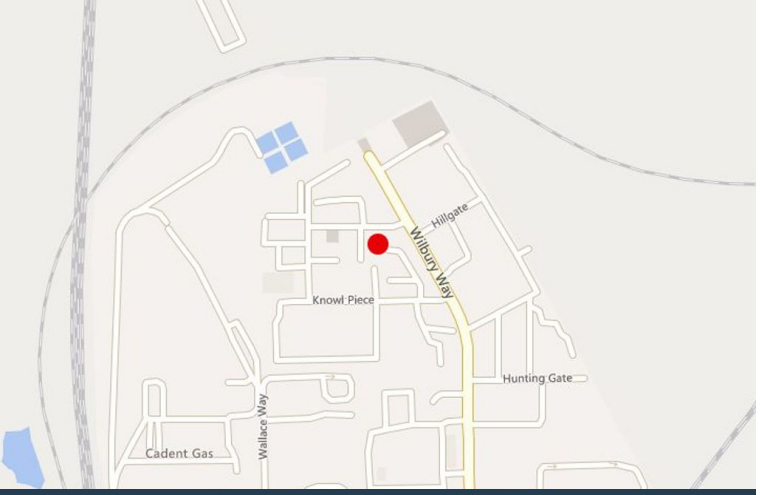
Unit 25B

Knowl Piece, Hitchin, SG4 0TY

Contact: Hannah Niven or Steve Cable

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BTG Eddisons







Location

- Hitchin is a busy North Hertfordshire market town located approximately 35 miles north of London.
- The property is located within the main industrial and commercial area of the town, approximately 1 mile to the north of the town centre.
- The A1(M) Junction 8 is approximately 5 miles to the east which connects to the M25 to the south and the M1/M6 via the A14 at Huntingdon in the north.
- The town's mainline railway station is within walking distance of Wilbury Way and provides fast and frequent services to London Kings Cross in just over 30 minutes.

what3words

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Google Maps

Click here

Description

- The property is located on Knowl Piece, just off Wilbury Way.
- The unit is located within a secure yard area.
- Forecourt loading and 6 parking spaces available.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £40,000. VAT is not payable

Accommodation

Total	**324.04 SQ M**	**3,488 SQ FT**

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

EPC: D-97

Business Rates: The rateable value is £37,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

Contact:

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