

# 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

Georgia Strazza  
[georgia.strazza@argroup.co.uk](mailto:georgia.strazza@argroup.co.uk)

Joe Richardson  
[joe.richardson@argroup.co.uk](mailto:joe.richardson@argroup.co.uk)

01727 843232

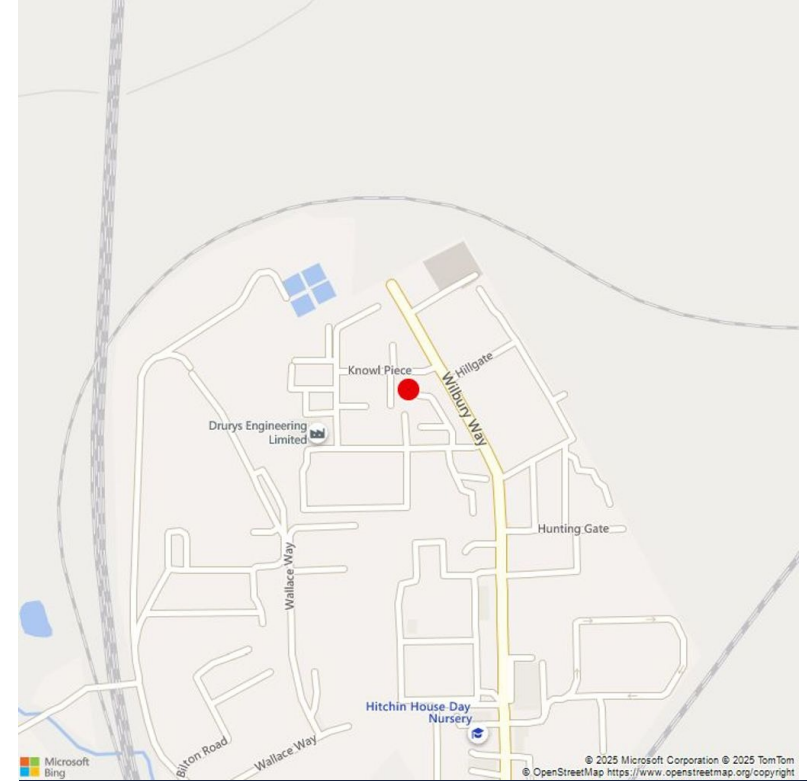
Unit 12, 45 Knowl Piece, Wilbury Way, Hitchin, Hertfordshire, SG4 0TY

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

D

## 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  
Georgia Strazza 01727 843232  
georgia.strazza@argroup.co.uk

**AITCHISON RAFFETY**

www.argroup.co.uk



### IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.