



**WORKSHOP / WAREHOUSE UNIT  
3,488 SQ FT**

**Rent: £40,000 per annum  
inclusive**

25B Knowl Piece  
Off Wilbury Way  
Hitchin  
Hertfordshire  
SG4 0TY

- 6 parking spaces with doubling up potential
- Gated and secure shared development

# 25B KNOWL PIECE, OFF WILBURY WAY, HITCHIN, HERTFORDSHIRE, SG4 0TY

## Location

Hitchin is an attractive Hertfordshire market town on the fast A505 dual carriageway approximately 5 miles west of Stevenage (Junction 8) and 10 miles east of Luton (Junction 10/11).

It has an individual character with an attractive town centre.

London Luton Airport is particularly convenient and this is a fast-electrified service to London Kings Cross (approx. 35 mins).

The property is located on the main commercial area located to the north west of the town and forms part of an area of high-quality modern development.

## Tenure

Available for let on a new lease for a term to be agreed.

Rent £40,000 per annum.

The property is not subject to VAT.

## Business Rates

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £30,750.

Rates payable approx. 49.9% for the y/e 31/3/2026.

## Legal Costs

Each party to cover their own legal costs.

## Accommodation

Forming part of a detached building standing in a courtyard within a secure gated site the available accommodation comprises a self-contained light industrial / warehouse unit.

Features include:

- Conventional brick and tile construction
- 3 metre eaves height rising to 6m at apex
- Electric loading door
- LED lighting
- WC and tea point block
- 3 phase power supply

There are currently no offices.

Floor Areas (approx. GIA)	Sq Ft
<b>TOTAL</b>	<b>3,488</b>
Car Parking Spaces	6

## Other Information

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy.

Energy Performance Certificate: D(97)

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.



**Notes:** Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition). The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.