

**TO LET  
OFFICE**

**GRAHAM  
SIBBALD**



**Unit 10D, Knowl Piece Business  
Centre, Wilbury Way, Hitchin,  
Hertfordshire, SG4 0TY**

- Economical office suite
- Flexible lease terms available
- Designated parking available
- Shared kitchenette and toilet facilities available

## LOCATION

The property is located approximately one mile north of the town centre and roughly 0.75 of a mile from the mainline railway station, which offers regular services to London Kings Cross.

The A1(M) junction 8 is approximately five miles to the east, providing connections to the M25 to the south and to the M1 and M6 via the A14 at Huntingdon to the north.



## DESCRIPTION

Comprises a first floor suite within Knowl Piece Business Centre. Unit 10D benefits from excellent natural light, air conditioning and modern strip LED lighting.

The building includes CCTV security, a shared kitchenette, a communal meeting room and a passenger lift to all floors.

There is one car parking space allocated, however lots of parking available in the surrounding area.

## ACCOMMODATION

Office suite	143 Sq Ft	13.28 Sq M
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## RATEABLE VALUE

This premises should qualify for small business rates relief. Please contact for further details.

## VAT

There is VAT payable in addition on this unit.

## ENERGY PERFORMANCE CERTIFICATE

C - 74

## QUOTING RENT

£3,500 Per Annum

## TENURE

Available on a new lease with flexible terms, for a minimum of three years.

## SERVICE CHARGE

There is a contribution towards the external and communal parts repair and maintenance together. Details available upon request.

Electricity is metered separate per unit and charged in addition.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

To arrange a viewing please contact:



**ALEX STRAZZA**

Property Agent

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### IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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