

# TO LET

4,107 Sq Ft (381.54 Sq M)

- › Three phase power
- › W/C facilities
- › Roller shutter loading door
- › Offices
- › Rear yard area for additional parking/storage

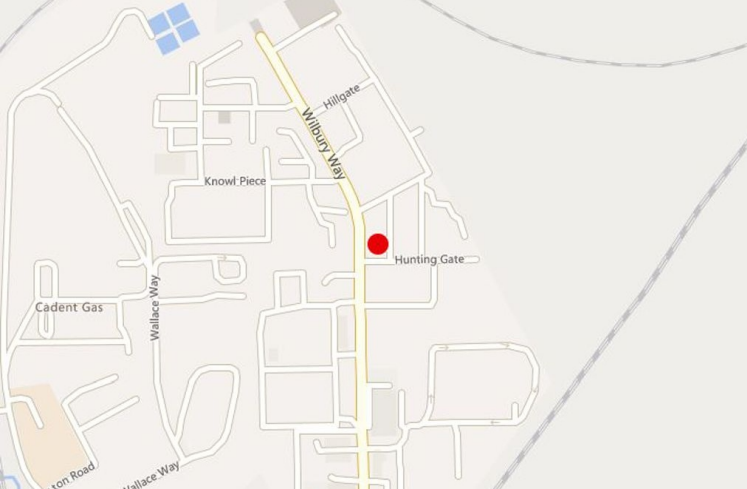


**52 Wilbury Way**

Hitchin, SG4 0TP

Contact: Viv Spearing or Hannah Niven  
Tel: 01582 738866  
[eddisons.com](http://eddisons.com)





## Location

- Located in the historic town of Hitchin on the main commercial and industrial area.
- Within 1/2 mile of the towns mainline railway station.
- Hitchin is located approx. 35 miles north of London.
- Located 6 miles west of Stevenage and 10 miles to the east of Luton.
- Property located on the main road in a prominent position.

/// what3words

///swimsuits.ballroom.posting

 Google Maps

[Click here](#)



## Description

- The detached property is located fronting onto Wilbury Way.
- The unit offers workshop/storage/production accommodation.
- Unit with office space and forecourt parking and benefits from a rear yard.

## Terms

Available by way of a new FRI/IRI lease for a term to be agreed at a rent of £42,000 pa. VAT is payable

## Accommodation

<b>Total</b>	<b>381.54 SQ M</b>	<b>4,107 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** E-103

**Business Rates:** The rateable value is £38,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Not applicable

**Estate Charge:** Not applicable

## Contact:

**VIV SPEARING**

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