

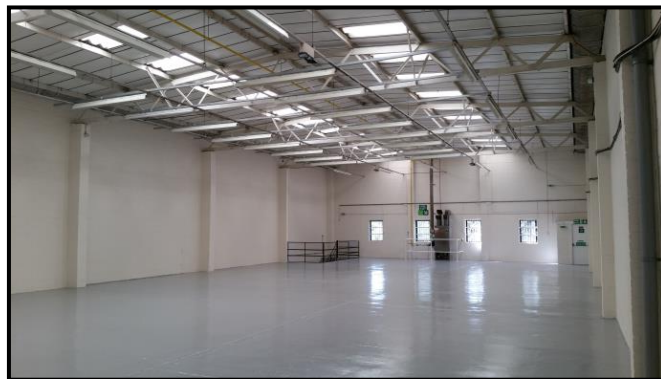
NEWBREED.

0845 6171 227
newbreedcps.com

PROPERTY DETAILS:

**UNIT 4 TRUST ESTATE
WILBURY WAY
HITCHIN
HERTFORDSHIRE, SG4 0UZ**

**LIGHT INDUSTRIAL/WAREHOUSE UNIT
WITH OFFICES**



9,509 sq ft (883 sq m)

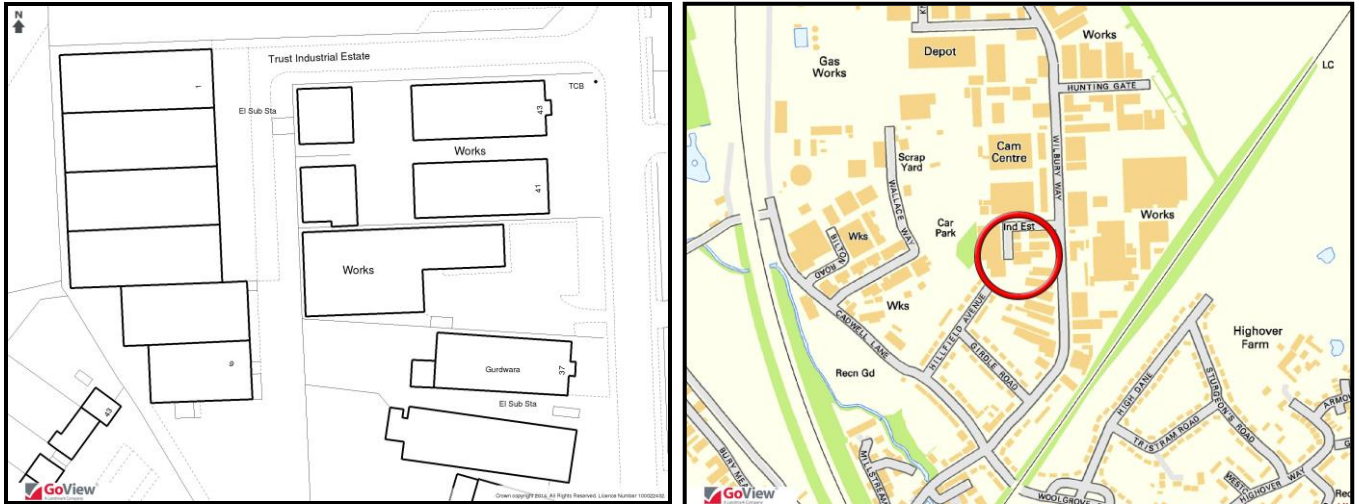
TO LET

(2)

LOCATION

The Trust Estate is located within the principal industrial and commercial area of the town, approximately 1 mile to the north of the town centre and within approximately ¼ of a mile of the mainline railway station with regular services to London King's Cross. The A1(M) junction 8 is approximately 5 miles to the east, which in turn connects to the M25 to the south and the M1/M6 via the A14 at Huntingdon in the north.

The estate is situated just off Wilbury Way on the western side.



DESCRIPTION

The unit forms part of a terrace which has been substantially refurbished in recent years. There is good parking provision to the front of the unit together with loading facilities. Offices benefit from excellent natural light throughout and have air conditioning units throughout.



FEATURES

- 3 phase power and mains gas supply
- Gas fired heating via radiators
- 18ft eaves
- Superbly finished offices.
- Male and female toilet facilities

(3)

ACCOMODATION

Basement	1,916 sq ft
Ground Floor	5,858 sq ft
First floor offices	735 sq ft
Second floor offices	<u>1,000 sq ft</u>
TOTAL	9,509 sq ft

TERMS

A new repairing and insuring lease for a term to be agreed.

RENTAL

Commencing rent to be £45,000 per annum exclusive payable quarterly in advance.

RATES

We understand from the Valuation Office Agency website (www.voa.gov.uk) that Units 3 & 4 currently have a combined assessment with a Rateable Value of £67,500. New assessments will need to be applied for separately. The UBR for 2014/2015 is 48.7p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

IMPORTANT

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants should satisfy themselves as to their condition.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party to bear their own legal costs in the matter.

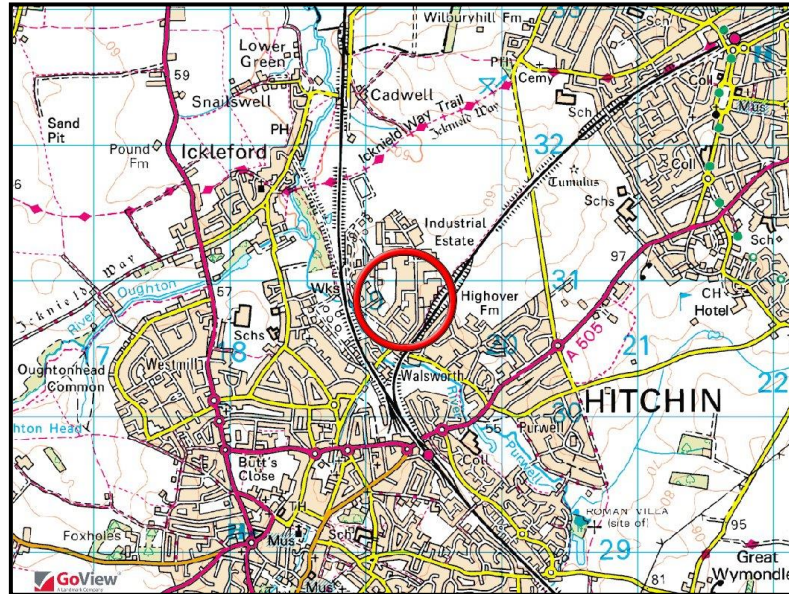
VIEWING

Strictly by appointment through joint agents **NEWBREED**

Contact **PAUL QUIN**:- TEL - 0845 6171 227 or e-mail: – paul@newbreedcps.com

or **PHILLIP WYNOLL** at Brown and Lee, Tel:- 01438 316655

TRUST ESTATE, WILBURY WAY, HITCHIN SG4 0UZ



N.B.

(Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT.)