

69 KNOWL PIECE, WILBURY WAY, HITCHIN, SG4 0TY



## SELF CONTAINED OFFICE BUILDING

TO LET

£20,625 pax

1,650 SQFT (153.45 M<sup>2</sup>)

### YOUTUBE VIDEO-TOUR:

A YouTube video-tour is available for this property. Please click [here](#) to watch.

### DESCRIPTION

The property is of brick construction, semi-detached, with allocated car parking and will be available to lease in the first quarter of 2023 once our clients have relocated.

- Security features.
- Solar panels.
- 3 phase electricity.
- First floor air conditioning.
- Kitchen at ground.
- 6 car spaces.
- Redecoration internally is being considered.
- Radiator heating throughout.
- Broadband c 75 mbps download/17 mbps upload.
- LED lighting at first floor which is open plan.
- Ground floor large lobby plus reception and partitioned offices/stores.
- 2 electric vehicle charging points.

## LOCATION

Knowl Piece is located just off Wilbury Way, the main through road within Hitchin's main commercial area. Knowl Piece provides a mix of purpose built office/stores/industrial self-contained units.

## TERMS

Available upon a new full repairing and insuring lease for a term to be agreed at £20,625 per annum exclusive.

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## RATEABLE VALUE

The Rateable Value of this property is £12,750 (please note that this is not rates payable). Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

Subject to certain conditions, you will not pay Business Rates on a property with a Rateable Value of £12,000.00 or less. For properties with a Rateable Value of £12,001.00 to £15,000.00 the rate relief will go down gradually from 100% to 0%, i.e. if your Rateable Value is £13,500.00 you will get a 50% reduction off your bill.

## VAT

We are advised V.A.T. will not apply to rental.

## VIEWING

For further information or an appointment to view, kindly contact sole letting agents S. R. Wood & Son Ltd.

**01582 401 221**

Click the icons below to be redirected to the website or relevant social media page



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Registered Office: as above | Registered in England: 2780388 | VAT No: 354 130 682

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