



**WORKSHOP / WAREHOUSE UNIT
WITH FIRST FLOOR OFFICES
4,236 SQ FT**

**Price: £650,000 No VAT
Rent: £42,500 p.a.**

**Unit 7 Cam Centre
Wilbury Way
Hitchin
Hertfordshire
SG4 0TW**

- No VAT Payable
- Not Suitable for Motor Trade or Leisure/Fitness Uses
- 5m headroom
- A full-size electric loading door (3.3m wide x 4.0m high).
- Parking for 6-8 cars.

UNIT 7 CAM CENTRE, WILBURY WAY, HITCHIN, HERTFORDSHIRE, SG4 0TW

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.

Accommodation

A well-lit single bay warehouse / production unit with air conditioned first floor offices at the rear and raised loading access at the front.

Features include the following;

- * Clear uninterrupted column free space.
- * 5m clear headroom.
- * New LED lighting and an electric fuse board in warehouse.
- * A full-size electric loading door (3.3m wide x 4.0m high).
- * Kitchen and male and female WC's.
- * Parking for 6-8 cars.

Floor Areas (approx. GIA)	Sq Ft
Ground Floor	3,962
First Floor	274
TOTAL	4,236

Tenure

For sale on the basis of the long leasehold interest (999 years from 25 March 1986) at a peppercorn rent). Price £650,000.

Alternatively the property is available to let on a new lease for a term to be agreed. Rent £42,500 per annum.

VAT is not payable.

Business Rates

Please see the Valuation Office Agency website. Indicated assessment £24,750.

Amount payable 49.9% for the y/e 31/03/2026.

Other Information

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

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.

Energy Performance Certificate: Category B (39).



For further information please contact Davies & Co on 01707 274237

Daniel Hiller d.hiller@davies.uk.com

Clay Davies c.davies@davies.uk.com

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. 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.