

66 Wilbury Way  
HITCHIN  
HERTFORDSHIRE, SG4 0TP

**FIRST FLOOR  
LIGHT INDUSTRIAL/RESEARCH & DEVELOPMENT  
TO LET**



**6,534 SQ FT SQ FT(607 SQ SQ M)**

(2)

### **LOCATION**

The property 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 inturn connects to the M25 to the south and the M1/M6 via the A14 at Huntingdon in the north.



### **DESCRIPTION**

The accommodation provides principally clear production/storage space together with ample W.C & changing facilities.

Constructed externally of brick with double glazed coated replacement windows and doors, the property has shared use of a goods lift, accessed via a rear loading door together with forecourt parking and generous further parking by arrangement.

### **FEATURES**

- 3 phase power and mains gas supply
- Gas fired heating via radiators
- Suspended ceilings
- Powder coated double glazed windows and doors
- Goods lift
- Male and female toilet facilities
- Ample parking spaces



(3)

### LEASE

New repairing and insuring lease for a term to be agreed at a rent of £31,500 per annum, exclusive.

### RATES

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £25,500. The UBR for 2017/2018 is 47.9p 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

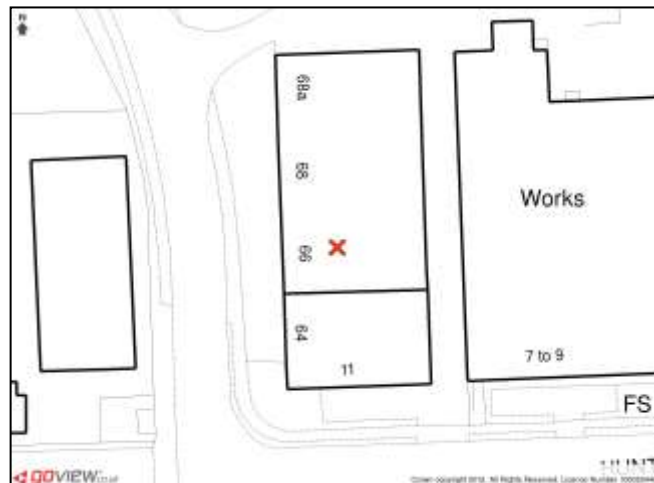
The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

### 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.

### VIEWING

Strictly by appointment through joint agents **NEWBREED** contact **PAUL QUIN:- TEL - 0845 6171 227** or e-mail: – [paul@newbreedcps.com](mailto:paul@newbreedcps.com) or Brown and Lee, Tel:- 01438 316655



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**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.)

Note: These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.