



20-22 Knowl Piece

Wilbury Way, Hitchin, SG4 0TY

Modern Light Industrial Unit / Warehouse

2,344 sq ft
(217.76 sq m)

- Ground floor accommodation only
- Large roller shutter to each unit
- Loading and parking in front of the units
- Mains water and drainage
- 3 phase power

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Summary

Available Size	2,344 sq ft
Rent	£26,000 per annum
Business Rates	We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £20,250 The UBR for 2024/25 is 54.6p 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
Service Charge	There is a service charge for the repair and maintenance of the common parts of the estate. For the current year this is £1,427.58.
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.
EPC Rating	Upon enquiry

Description

The property comprises a pair of semi-detached light industrial units. The accommodation is at ground floor only. Each unit has a large roller shutter door and separate personnel access door at the front. There are loading and parking areas in front of the units. The units interconnect via an opening in the wall.

The units are of brick construction under a pitched roof covered with insulated profile steel cladding. The front elevation is mainly clad in facing brickwork.

Externally, the property provides adequate parking at the front and forms part of Wilbury Meadows, where all of the units are individually owned and occupied.

Location

Hitchin is a busy North Hertfordshire market town, located approximately 35 miles North of London.

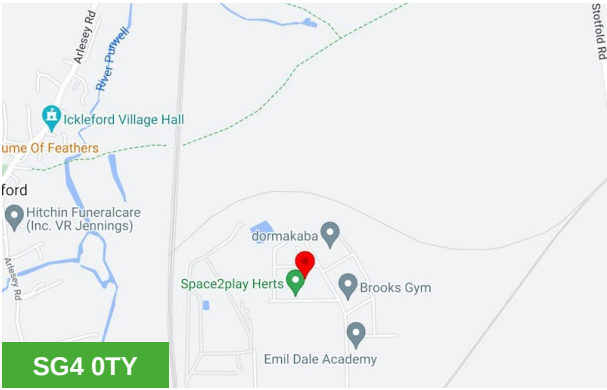
Road communications are good, with the A1(M) providing access to the M25, some 22 miles further South and the A505 giving quick access to London Luton International Airport and the M1, just 9 miles to the West. The town's main line railway station which is within walking distance of Wilbury Way provides fast and frequent services to London's Kings Cross in just over half an hour.

The subject premises are located within a modern development in Wilbury Meadows, just off Wilbury Way in the town's main industrial and commercial area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,344	217.76
Total	2,344	217.76



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:

(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;

(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;

(iv) All prices quoted in these particulars may be subject to VAT in addition, and

(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;

(vi) All quoting rents, prices and terms are expressed subject to contract;

(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 05/11/2025