

FOR SALE

WAREHOUSE

Jessop & co



39 Knowl Piece, Wilbury Way, Hitchin, SG4 0TY

- Freehold
- Established industrial estate
- End of terrace
- 2,341 sq ft (217.51 sq m)
- Roller shutter door
- 6 car parking spaces

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LOCATION

Hitchin is an attractive market town having a resident population in the order of 35,220 (2021 Census). The town is located 35 miles (56 km) north of central London and 5 miles (8 km) west of Stevenage. The town sits adjacent to the A505 which links Hitchin with J10 of the M1 at Luton 10 miles (16 km) to the southwest and the A1(M) 2.5 miles (4 km) to the east.

The town benefits from a fast and frequent rail service to London Kings Cross with a fastest journey time of approximately 35 minutes. London Luton Airport is located 9 miles (14.5 km) to the southwest and is accessed via the A505.

SITUATION

The development is located on the established Wilbury Way Trading estate approximately 1.5 miles (2.4 km) north of Hitchin town centre.

DESCRIPTION

The unit is constructed of brick & blockwork under a steel portal frame with a profile metal roof incorporating roof lights benefitting from the following:

- Roller shutter door
- Security shutters to doors & windows
- Clear eaves height of 4.71m
- Maximum eaves height of 5.50m
- Gas supply
- 3 phase power
- 6 car parking spaces

FLOOR AREA

The approximate gross internal floor areas are as follows:

Ground Floor: 2,098 sq ft (194.94 sq m)
First Floor: 243 sq ft (22.57 sq m)
Total: 2,341 sq ft (217.51 sq m)

RATING

The property will require a new rating assessment. Further details are available on request.



QUOTING PRICE

£445,000.

SERVICE CHARGE

A service charge is payable to the maintenance of the estate.

LEGAL COSTS

Each party is to pay its own costs.

VAT

VAT is payable.

EPC

To be provided.

For viewings and further information please contact:

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