

# 31 Knowl Piece Hitchin SG4 0TY

## To Let

### Excellent Modern Industrial / Warehouse Unit

**1,900 Sq Ft Approx.**  
Including 724 Sq Ft Mezzanine Offices



D8194  
I40-13

# 31 KNOWL PIECE, WILBURY WAY, HITCHIN, HERTS SG4 0TY

## HITCHIN

Hitchin is a very attractive Hertfordshire market town on the A505 dual carriageway approximately 5 miles west of Stevenage (A1 (M) Junction 8) and 10 miles east of Luton (M1 Junction 10/11).

It has an individual character with a character town centre.

London Luton Airport is particularly convenient.

There is a fast-electrified service to London Kings Cross / St Pancras (approx. 35 mins).

The property is well located within the main commercial area located to the north west of the town and forms part of a modern development.

## LOCATION

Knowl Piece is a development of modern industrial and warehouse units in an area of similar development at the end of Wilbury Way.

## DESCRIPTION

An attractive end of terrace industrial / warehouse unit with interesting elevations including windows on the front and side elevations. There is a full size loading door.

The ownership includes external areas at the side and rear.

Internally the unit has been fitted out with a small first floor office at the front a further office / storage area behind and an open-plan area currently used for office and light industrial purposes. The arrangement could be adapted to meet a range of user requirements.

The overall internal headroom is approximately Xm and approximately Ym clear underneath the main mezzanine floor.

There is an extensive range of services including heating and lighting.

## FLOOR AREA

Ground floor	1,176 sq ft
Front mezzanine	219 sq ft
Rear mezzanine	<u>505</u> sq ft
Total	1,900 sq ft

## TERMS

Available to let on a new lease for a term to be agreed.  
Rent £14,950 per annum

## RATEABLE VALUE

Please see the Valuation Office Agency website.  
Indicated assessment £9,600.

## AVAILABILITY

July 2021

## INSPECTION

For further information please email Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or telephone 01707 274237.

## 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](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: TBC.

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.

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