

Davies

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Hitchin

For Sale

Refurbished detached industrial / workshop premises
with yard area

8,716 Sq Ft (GIA) Approx.

High specification and fit-out



D6618.9
I1-6 (VA)

Unit 1, Bilton Road Cadwell Lane, Hitchin, SG4 0SB

LOCATION

The attractive market town of Hitchin is located in North Hertfordshire close to Letchworth and approximately 4 miles west of Stevenage to which it is linked by the A405 dual carriageway via the A1 at Junction 9. This also links to the M1 at Luton. It is an attractive market town with a fast electrified train service to London Kings Cross (36 minutes)

HITCHIN

The property is located within the main commercial area accessed off Cadwell Lane.

The estate comprises 6 units which are all owned on an individual basis.

DESCRIPTION

A self-contained detached unit constructed of a steel frame with 2 bays with full height cavity brickwalls.

The property is approached from the rear with a car park and loading area and a separate yard area behind which could be gated and made secure. The eaves height is approximately 5m and the clear height underneath the roof structure 4.25m.

There are fully fitted two-storey offices to the front previously used as a showroom area on the ground floor.

There are two full size loading doors to the rear.

The property is well fitted out and finished to a very high standard including a modern sheet clad roofing system, LED lighting, Ambirad heating, filtered ducted air system in the production area and an extensive range of services and facilities.

The front offices are fully fitted with new double-glazed windows and could readily be extended if required.

APPROX. (GROSS INTERNAL) FLOOR AREAS

Ground Floor	Warehouse/Production	6,808 sq ft
	Showroom/Office/Ancillary	954 sq ft
First Floor	Offices	954 sq ft
Total		8,716 sq ft

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £29,250. Rates payable 49.3% for the Y/e 31/03/2019.

ENERGY PERFORMANCE CERTIFICATE

Category C (67).

TERMS

For sale on a 999-year lease at a fixed rent of £100 per annum.

Price £949,950 plus VAT.

A management company efficiently deals with shared estate matters and the annual cost is approx. £1,500. The insurance is undertaken on a block basis through the management company and the last invoiced cost was £1,241.

AVAILABILITY

Immediate on completion of legal formalities.

INSPECTION AND FURTHER INFORMATION

Please contact Davies & Co on 01707 274237.

NOTE

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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11-6 (VA)