

Self-Contained Office/Business Research &  
Development Building  
Approx. 360.50 sq m (3,880 sq ft)

**AITCHISON  
RAFFETY**



## 71 Knowl Piece, Wilbury Way, Hitchin SG4 0TY To Let/For Sale

- Predominantly open plan modern offices
- Double doors for potential loading to the ground floor
- Suspended ceilings with recessed lighting
- Gas fired central heating and wall mounted air conditioning units
- Kitchen & WC facilities including disabled
- Three phase power and gas supply
- 9 parking spaces



RICS



INVESTORS IN PEOPLE



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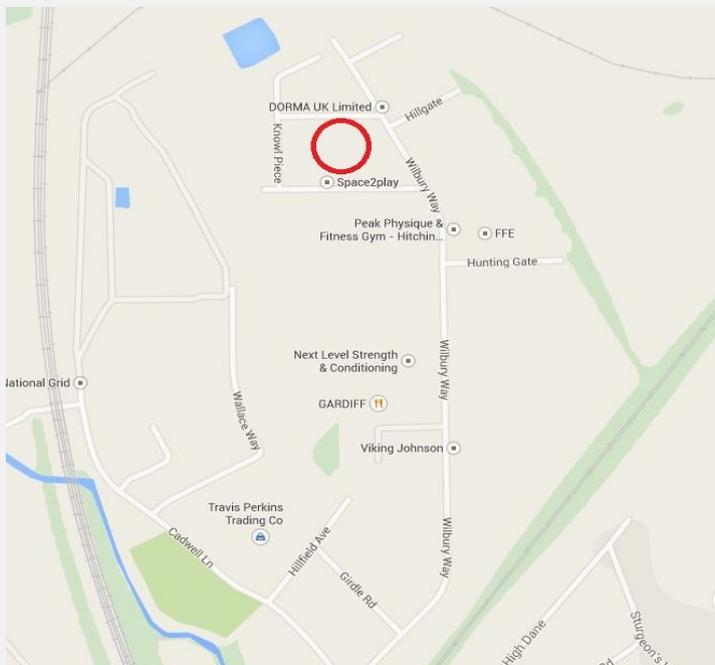
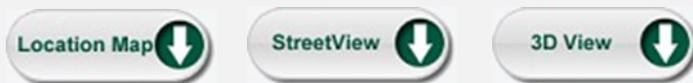


## Description

Comprises modern open plan offices to the ground floor with partitioned offices (demountable) to the first floor and kitchen and WC facilities on each floor. The premises provide flexible accommodation and can be used as offices or for hi tech or storage purposes with double loading doors to the ground floor. There are nine parking spaces to the front elevation.

## Location

The property is approximately one mile to the north of the town centre and within approximately  $\frac{3}{4}$  of a mile of the mainline railway station with regular services to London Kings Cross. The A1(M) junction 8 is approximately five miles to the east, which in turn connects to the M25 to the south and the M1, M6 via the A14 at Huntingdon to the north.



## Floor Area

The approximate net internal floor area:

Ground Floor	1,940 sq ft	180.25 sq m
First Floor	1,940 sq ft	180.25 sq m
<b>Total</b>	<b>3,880 sq ft</b>	<b>360.50 sq m</b>

## Lease / Rent

The premises are available on a new full repairing and insuring lease for a term to be agreed at **£34,500 per annum exclusive**

## Sale / Price

The freehold interest in the property is available at **£550,000**.

## Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value is £25,730 with rates payable at approximately **£12,350** per annum.

## Energy Performance Rating

Awaited

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All prices quoted will be subject to VAT.

## Viewings

Strictly by appointment via the sole agents.

Tel: 01462 434455

### IMPORTANT NOTICE

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