



AITCHISON RAFFETY



- Flexible building suitable as offices or light industrial
- Front storage area
- Roller shutter door 3m wide x 2.53 m high
- 3 Phase power supply
- 4 parking spaces

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Unit 8, Cam Centre, Wilbury Way, Hitchin, Hertfordshire, SG4 0TW

Flexible Office / Light Industrial Building

Approx. 1,080 Sq Ft (100.33 Sq M)

To Let

Unit 8, Cam Centre, Wilbury Way, Hitchin, Hertfordshire, SG4 0TW

Description

A building currently arranged predominantly as offices with a storage/workshop area with loading door, but with the ability to make the whole as offices or increase the storage/light industrial element. The offices are fitted out to a good standard and benefit from a suspended ceiling, recessed cat II lighting, dado trunking with inset cat V data cabling, gas central heating, security and fire alarm systems. Externally there is parking for approximately 4 cars.

Location

Situated within the main established industrial area of Hitchin with excellent communication links being one mile to the north of the town centre and approximately ¾ of a mile from the mainline railway station. The A1(M) junction 8 is approximately five miles to the east.

Floor Area

Total Area	1,080 Sq Ft	100.33 Sq M
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Rent

£16,200 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From verbal enquiries, we understand the current rateable value is £7,500. This property should qualify for small business rates relief.

VAT

We understand that the property is not elected for VAT and therefore is not payable in this instance

Energy Performance Rating

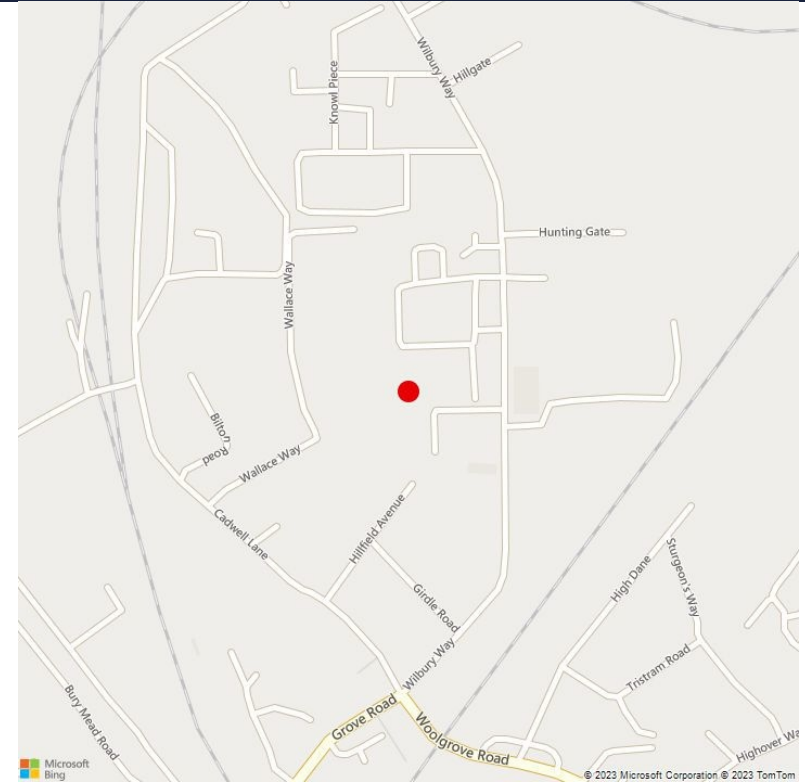
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Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

Strictly by appointment via the sole agents - Aitchison Raffety
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RAFFETY**

www.argroup.co.uk



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