



- Freehold Warehouse
- Three loading doors
- Rear yard
- First floor offices
- Parking to front
- Prominent roadside position
- Suitable for refurbishment or redevelopment

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45 Bury Mead Road, Hitchin, Hertfordshire, SG5 1RX

Rarely Available Freehold Warehouse

Approx. 4,750 Sq Ft (441.28 Sq M)

For Sale

45 Bury Mead Road, Hitchin, Hertfordshire, SG5 1RX

Description

The property consists of a two-story office building at the front, interlinked with a two-bay warehouse at the rear, constructed from traditional brick. The offices have a flat roof, while the warehouse features pitched roofs supported by steel trusses and clad with asbestos sheeting.

To the rear of the property there is a small vehicle workshop.

The ground floor includes workshop and storage areas with WC facilities, accessed via a central reception leading to both the first-floor offices and warehouse. Externally, there is tarmac-surfaced parking for approximately seven cars, with additional parking available at the side.

There are three loading doors, the largest has a height of 3.44m and width of 2.82m.

The property forms a roughly rectangular plot, with loading to the front, side and rear. The property would be suitable for refurbishment or redevelopment.

Location

The property is located at the start of Hitchin's industrial area, located on Bury Mead Road, approximately 0.75 miles from Hitchin town centre.

Hitchin Mainline Railway Station is approximately one mile away and offers a fast and frequent service to London, Kings Cross. Hitchin is situated some 5 miles from Junction 8 of the A1(M) to the northwest of Stevenage. Access to the M1 Junction 10 is via Luton on the A505



Front Elevation



Rear Yard



Main Warehouse



Storage Compound

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First Floor Office



Rear Warehouse

Floor Area

GF Main Warehouse	2,859 Sq Ft	265.6 Sq M
FF Office	782 Sq Ft	72.65 Sq M
GF Rear Workshop	1,109 Sq Ft	103.03 Sq M
Storage Compound	492 Sq Ft	45.71 Sq M
Total	4,750 Sq Ft	441.28 Sq M

Price

£580,000 Offers in the region of

Terms

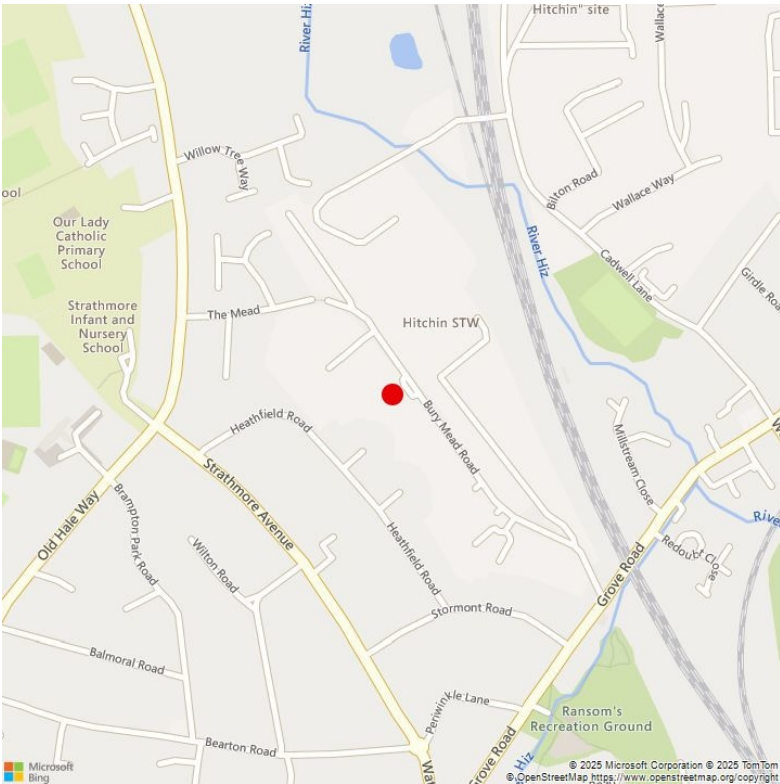
Available to purchase freehold

VAT

This property is subject to VAT.

Energy Performance Rating

Awaited



Viewings

By appointment only with sole agents Aitchison Raffety
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