

B1-B2 PIERSON COURT | WILBURY WAY | HITCHIN | HERTFORDSHIRE | SG4 0TY



# 2X Business Units

*Recently Redecorated / Generous Parking / Vacant Possession*

TO LET (MAY SELL)

**S.R. Wood & Son**

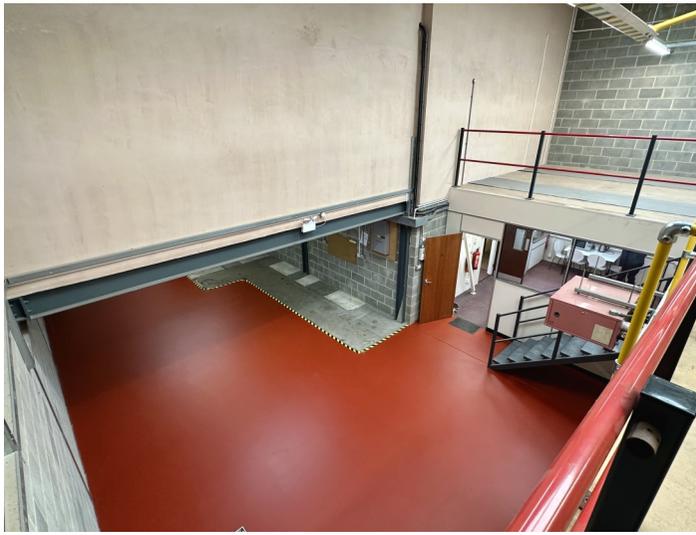
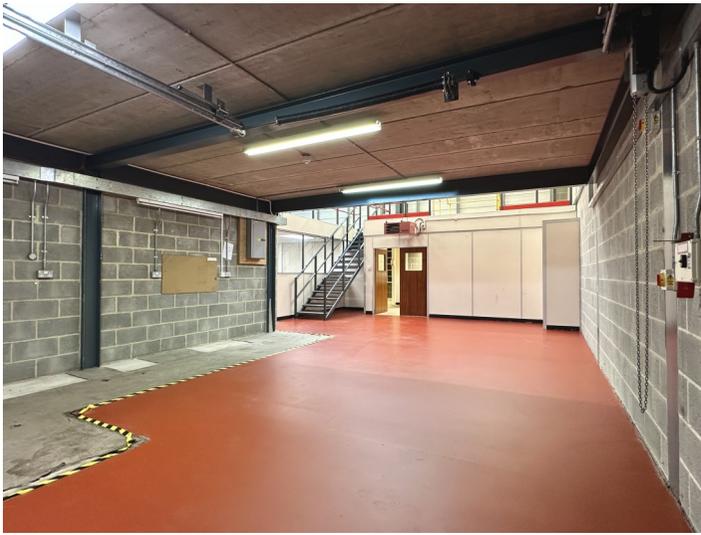
Est.1981

**01462 542 760**

[www.srwood.co.uk](http://www.srwood.co.uk)



- **2x Business Units**
- **Recently Redecorated**
- **Generous Parking**
- **Principle Industrial District**
- **Available Individually or Combined**



## Location

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Hitchin is an attractive and affluent market town in the home county of Hertfordshire. Approximately 1-mile north of the town centre is its principle industrial and commercial district, formed along Wilbury Way.

The subject property is situated at Pierson Court, just off Wilbury Way. The mainline train station is about 1.6 miles away, providing frequent services to Cambridge and London King's Cross. Furthermore, the A1(M) J8 is approximately 5 miles to the east, which provides access to the wider motorway network.

## Description

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Unit B1 and B2 are semi-detached business units. We understand that they were constructed in 2002 together with the wider Pierson Court development. Each unit is of portal frame construction, providing accommodation over ground, first and mezzanine floor.

**Unit B1 measures 3,783 sqft (351.45 m2)**

**Unit B2 measures 2,823 sqft (262.27 m2)**

- Recently redecorated.
- Up & over loading door.
- Translucent panels in roof.
- 3-phase electricity supply.
- Mains gas and blower heaters.
- LED and CAT II lighting.
- Office accommodation.
- WC facilities.
- Kitchenette.
- **10x parking spaces for Unit B1.**
- **12x parking spaces for Unit B2.**

## Terms

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**TO LET:** The units are available by way of a new Full Repairing & Insuring (FRI) lease for a term to be agreed and can be taken individually or combined.

- **Unit B1: £53,000 per annum exclusive**
- **Unit B2: £40,000 per annum exclusive**

**FOR SALE:** Our client may consider a sale of the freehold. Price available on application.

## Rateable Value

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- **Unit B1: £34,000**
- **Unit B2: £36,750**
- *(please note these are not the rates payable)*

## Legal Costs

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Each party is to bear its own costs incurred.

## VAT

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All costs are subject to VAT if applicable.

## EPC

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The property has an EPC rating of 70 in band 'C'.

## Viewings

To arrange a viewing and for further information, please contact sole selling and letting agency S.R. Wood & Son Ltd.

### Office:

**Tel:** 01462 542 760

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