



HILLGATE HITCHIN

WILBURY WAY | HITCHIN | SG4 0AB

69,514 SQ FT HEADQUARTER WAREHOUSE/OFFICE FACILITY



TO LET / FOR SALE
AVAILABLE AS A WHOLE
OR IN PART

HILLGATE HITCHIN

HILLGATE WAY TO THE MARKETS OF THE MIDLANDS AND NORTH M25

Hillgate is a modern HQ warehouse/office facility laid out as a three-storey office building prominently fronting onto Wilbury Way with an interconnecting detached warehouse/storage/workshop building with its own integrated offices, generous loading yard and car parking provision.

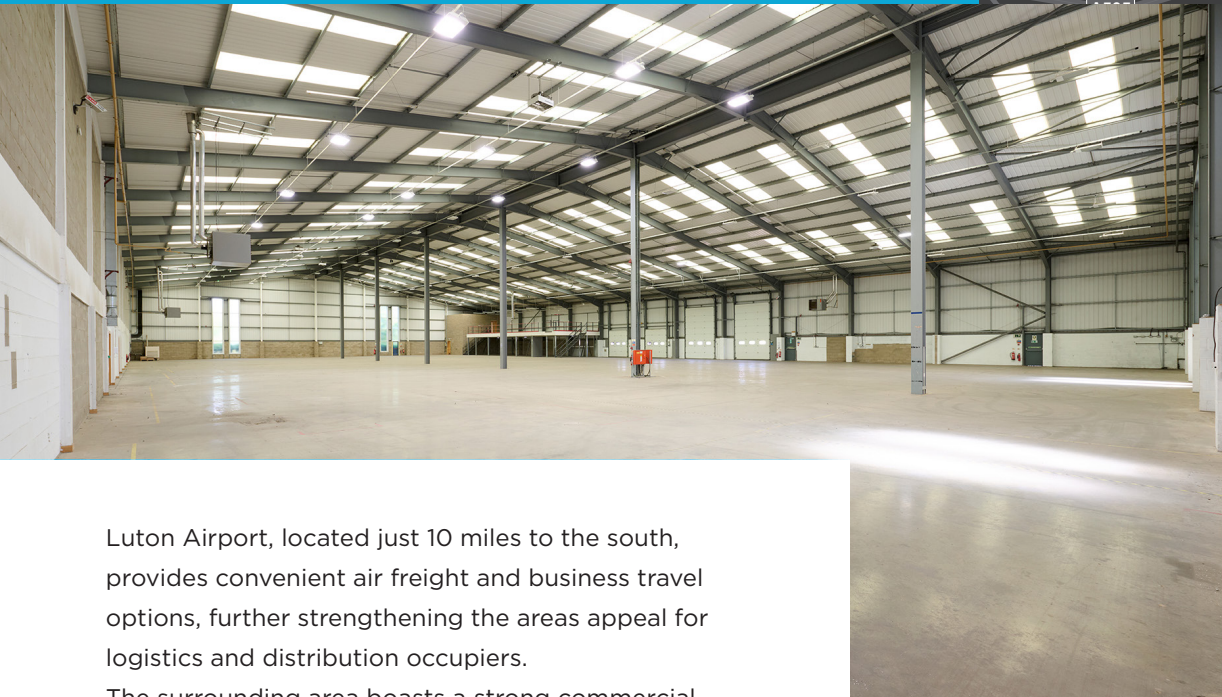
Situated on the established Hitchin Industrial Estate in the historic market town of Hitchin, Hertfordshire, the development benefits from good connectivity, positioned just off the A505, providing direct access to the A1(M) J8 and the wider national motorway network.



LOCATION

This strategic location offers links to key regional and national transport routes, making it an attractive destination for businesses requiring efficient distribution networks.

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Luton Airport, located just 10 miles to the south, provides convenient air freight and business travel options, further strengthening the areas appeal for logistics and distribution occupiers.

The surrounding area boasts a strong commercial presence, with a mix of manufacturing, warehousing, and trade counter operators, benefitting from a skilled local workforce and proximity to major economic hubs such as Stevenage, Luton, and Milton Keynes.





SPECIFICATION

OFFICES

The office building is arranged over ground and two upper floors, offering a mixture of Grade A open plan floor plates and partitioned offices and meeting rooms.

- 150mm fully accessible raised carpeted floors
- Suspended mineral fibre ceiling tiles
- 2 pipe fan coil heating and cooling system
- 8 person passenger lift serving all three floors
- Male and female WCs on all three floors, including disabled cubicles

WAREHOUSE

The warehouse is of steel portal frame construction and is connected to the office building via two suspended walkways.

There is a substantial secured service yard to the rear for parking, lorry circulation and loading. There is also good additional parking to the rear northern corner of the site, plus additional parking adjacent to the main entrance of the office building. Overall there are 117 car parking spaces, offering a ratio of 1:594 sq ft.

- 2 dock and 2 ground level loading doors
- 6m eaves height rising to 7.5m at apex
- Solid concrete floor
- Sodium lighting
- Gas fired hot air heating system
- Intergrated 2 storey high specification offices
- Warehouse mezzanine



ACCOMMODATION (GIA)

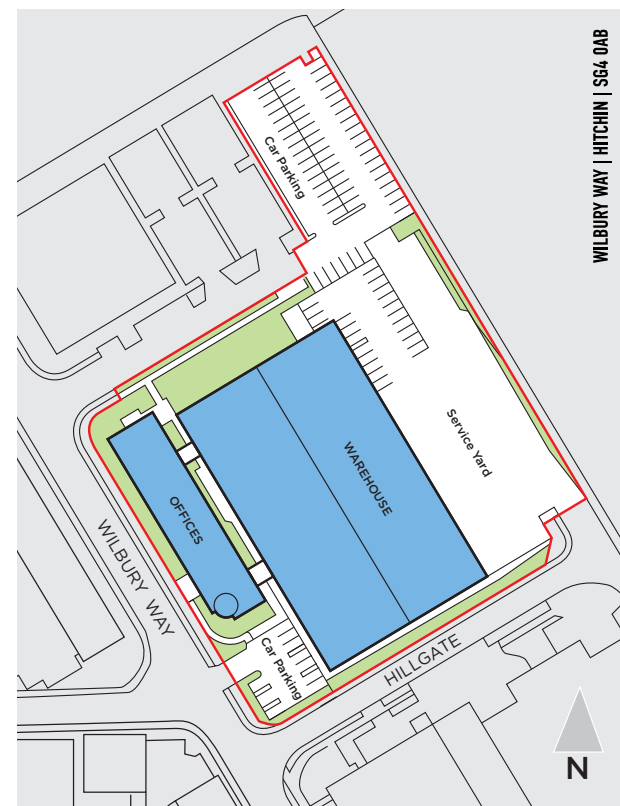
Warehouse Building

	SQ FT	SQ M
Warehouse	35,583	3,305.7
Offices	9,380	871.4
Total	44,963	4,177.2

Office Building

Offices	24,551	2,280.8
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OVERALL TOTAL	69,514	6,458.0
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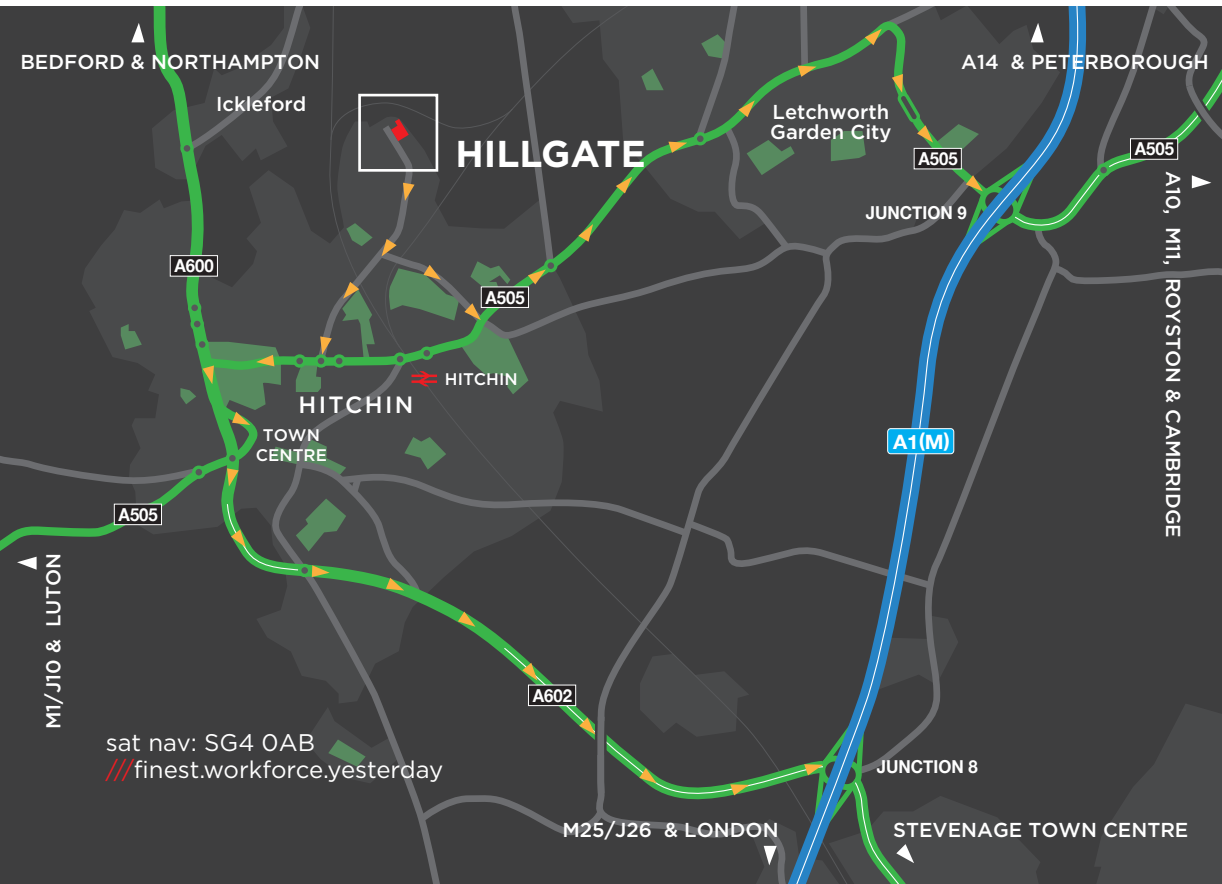
SITUATION

Hitchin is approximately 42 miles north of Central London, with HILLGATE situated 1.75 miles to the north of Hitchin town centre in an established business area at the junction of Hillgate and Wibury Way.

Hitchin railway station is less than 2 miles away, offering frequent services to London King's Cross in under 40 minutes, as well as connections to Cambridge and Peterborough.

DRIVE TIMES

	miles	mins
Hitchin train station	1.7	7
A1(M) J9/J8	4.6	13
Luton Airport	11	23
Cambridge	27	51
Milton Keynes	28	52
Stansted Airport	31	62
Central London	37	77
Northampton	42	65
Peterborough	52	71
Oxford	68	120



Terms

Available to let on new full repairing and insuring leases.
Rent upon application.

EPC

TO COME

Further Information

For further information please contact the joint sole agents.



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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. July 2026.

Designed by
HEKTA

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