



58 Wilbury Way, Hitchin, SG4 0TP

Serviced Offices To Let from 92 - 1,526 sqft

Summary

Tenure	To Let
Available Size	92 to 1,526 sq ft / 8.55 to 141.77 sq m
Rent	£195 - £3,189 per month
EPC Rating	Upon enquiry

Key Points

- Good Road Links
- New LED Lighting
- Radiator Heating
- Large Shared Kitchen
- New Carpeting

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Location

Hitchin is an affluent market town in north Hertfordshire, having good road links to A1(M), A600 to Bedford and A505 to Luton/Letchworth. The subject property occupies a prominent position on Wilbury Way, which forms the town's principle commercial district outside of the town centre, inclusive of industrial and office premises.

Description

The subject property has been the subject of a comprehensive refurbishment to comprise several office suites. Office suites are available on the first and second floor.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
1st - Suite 1	154	14.31	£3,840 /annum
1st - Suite 2/2a	492	45.71	£12,300 /annum
1st - Suite 3	137	12.73	£3,420 /annum
2nd - Suite 4	161	14.96	£4,044 /annum
2nd - Suite 5	169	15.70	£4,248 /annum
2nd - Suite 6	92	8.55	£2,340 /annum
2nd - Suite 7	102	9.48	£2,580 /annum
2nd - Suite 8	219	20.35	£5,496 /annum
Total	1,526	141.79	

Terms

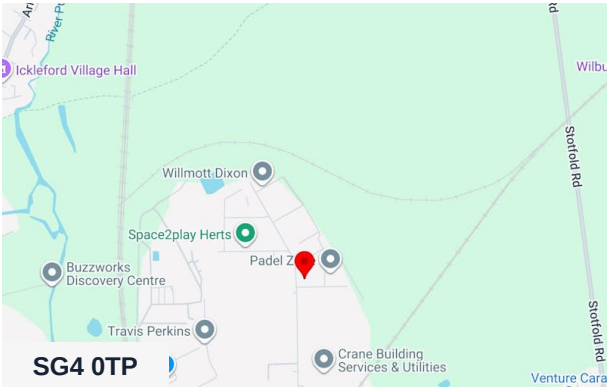
The rental is inclusive of electric, gas, water, common area cleaning, business rates, building insurance and building maintenance. Please note our client seeks one tenant for the office accommodation who will need to take a minimum of three rooms.

VAT

VAT will apply to the above rentals at the appropriate rate.

Legal Costs

The landlord will provide a Licence Agreement for signature. As such, occupancy can be granted at short notice.



Viewing & Further Information



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