



## Unit 1, Hillcrest, Stevenage Road, Ashbrook, Hitchin, SG4 7JY

Business Unit & Substantial Enclosed Yard | Potential for Motor Trade Use (STPP)

### Summary

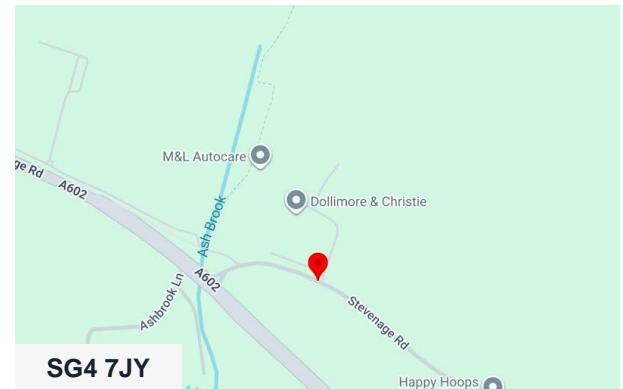
Tenure	To Let
Available Size	10,057 sq ft / 934.33 sq m
Rent	£36,000 per annum
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

### Key Points

- Private Commercial Development
- Large Surfaced/Gated Yard
- Proximity to Hitchin & Stevenage
- Proximity to A1M/J8
- Potential for Motor Trade (STPP)

## Location

Hillcrest is a private commercial development. It is located in-between Hitchin and Stevenage, off Stevenage Road (the A602 dual carriageway). As such, both neighbouring towns are within proximity together with the A1(M) Junction 8.



## Description

Unit 1 comprises a semi-detached business unit together with a substantial enclosed yard. The property consists of 1,342 sqft and comprises a workshop/store, office space, kitchenette and twin WC facilities. The yard provides for a generous 8,715 sqft. It is surfaced and gated.

## Terms

Available by way of a new FR&I lease for a term to be agreed with a commencing rental of £36,000 per annum exclusive.

## Rateable Value

The Rateable Value as of April 2026 is £25,500 (please note this is not rates payable).

## Costs

Each party is to bear its own legal and professional costs incurred.

## VAT

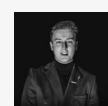
To be confirmed.



## Viewing & Further Information



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