



## 49 Knowl Piece, Wilbury Way, Hitchin, SG4 0TY

Freehold Industrial/Logistics Unit with Vacant Possession

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	2,540 sq ft / 235.97 sq m
<b>Price</b>	£400,000
<b>EPC Rating</b>	B (46)

### Key Points

- Principle Commercial District
- Open Plan Layout
- Vacant Possession
- Forecourt Parking

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## Location

Knowl Piece is located within Hitchin's principal industrial and commercial district, Wilbury Way. This is approximately 1 mile north of the town centre and about 3/4 of a mile from the mainline train station which offers regular services to both Cambridge and London King's Cross. The A1(M) J8 is approximately 5 miles to the east.

## Description

The end of terrace unit comprises 2,540 sqft (235.97 m<sup>2</sup>). It is open plan and has sufficient eaves height to allow for the installation of a mezzanine floor (subject to any necessary consents) with first floor windows already in situ.

Our client is arranging for the warehouse floor to be cleaned and paint sealed. New WC facilities will also be installed. The property already benefits from:

- 6m ridge height
- Mains gas
- 3 phase electric supply
- Manually operated roller shutter (3.56 W x 4.66 H)
- Double glazed windows
- Several allocated parking spaces
- Forecourt Parking

## Terms

The property is available to purchase, with vacant possession, for £400,000.

## VAT

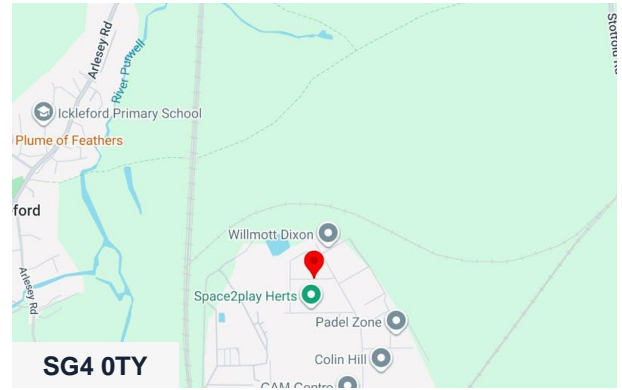
We are advised that VAT will apply to the purchase price.

## Rateable Value

As at April 2026 the rateable value is £31,500 (please note this is not rates payable).

## Professional Fees

Each party is to bear its own professional fees incurred.

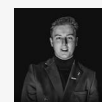


## Viewing & Further Information



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