



## Open Storage R/o Wilbury Park, Wilbury Way, Hitchin, SG4 0TP

Secure Open Storage Yard | 13,711 sqft (1,274 m<sup>2</sup>)

### Summary

Tenure	To Let
Available Size	13,711 sq ft / 1,273.79 sq m
EPC Rating	EPC exempt - No building present

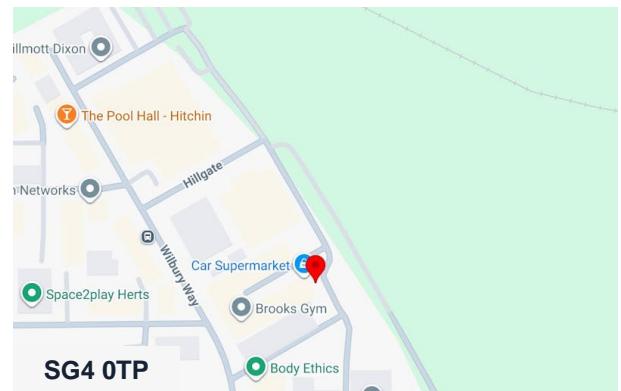
### Key Points

- Fenced & Gated
- Private Location
- 2x Access Points
- Established Industrial & Motor Area
- Affluent Market Town
- Proximity to A1M & A505
- Proximity to Train Station
- Possible Split

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## Location

Hitchin is an affluent market town in the home county of Hertfordshire. To the north of the town is its principle industrial district, formed off Wilbury Way and favoured by regional and national occupiers alike. The subject site is situated to the rear of Wilbury Park, an established commercial development comprising a number of industrial, office and other open storage premises.



## Description

The site comprises 13,711 sqft (1,274 m<sup>2</sup>) of hardstanding. Our client will fence the perimeter and provide for a gated entrance at both ends. The southern end is accessed via Wilbury Park and the northern end is accessed via Hillgate.

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed. The site can be taken as a whole. Our client will consider a split of the yard (made possible by the 2x access points).

## VAT

Plus VAT at the appropriate rate.

## Rateable Value

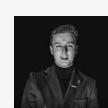
The Rateable Value is to be confirmed. Interested parties are recommended to carry out their own investigations in this regard or consult the VOA.

## Legal Costs

Each party is to bear its own costs incurred.



## Viewing & Further Information



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