TO LET / FOR SALE



Ravensworth House B1 Pierson Court, Wilbury Way, Hitchin, SG4 0TY

Redecorated Modern Industrial/Business Unit & Generous Parking To Let May Sell

Summary

Tenure	To Let / For Sale
Available Size	2,823 to 6,606 sq ft / 262.27 to 613.72 sq m
Rent	£40,000 - £53,000 per annum
Price	£575,000
Business Rates	TBC
EPC Rating	C (70)

Key Points

- Semi Detached Business Unit
- Principle Industrial District
- Redecorated
- Available For sale or To Let
- Generous Parking

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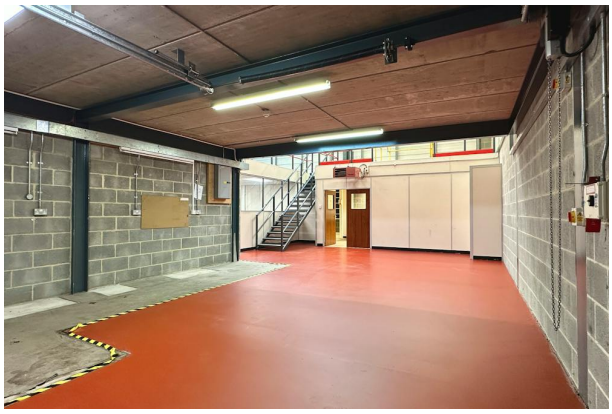
Location

Hitchin is an attractive and affluent market town in the home county of Hertfordshire. Approximately 1-mile north of the town centre is its principle industrial and commercial district, formed along Wilbury Way.

The subject property is situated at Pierson Court, a Courtyard development just off Wilbury Way. The mainline train station is about 1.6 miles away, providing frequent services to Cambridge and London King's Cross. Furthermore, the A1(M) J8 is approximately 5 miles to the east, which provides access to the wider motorway network.







Description

Unit B1 is a semi-detached business unit. We understand that it was constructed in 2002 together with the wider Pierson Court development. The unit is of portal frame construction, providing accommodation over ground, first and mezzanine floor.

Unit B1 measures 3,783 sqft (351.45 m2)

- Recently redecorated.
- Up & over loading door.
- Translucent panels in roof.
- 3-phase electricity supply.
- Mains gas and blower heaters.
- LED and CAT II lighting.
- Office accommodation.
- WC facilities.
- Kitchenette.
- 10x parking spaces

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Price	Availability
Unit - UNIT B1	3,783	351.45	£53,000 /annum	£575,000	Available
Unit - UNIT B2	2,823	262.27	£40,000 /annum	POA	Under Offer
Total	**6,606**	**613.72**			

Terms

TO LET: The unit is available by way of a new Full Repairing & Insuring (FRI) lease for a term to be agreed.
- Unit B1: £53,000 per annum exclusive
- Unit B2: UNDER OFFER

FOR SALE: Our client may consider a sale of the freehold. Unit B1 is available (999 ground lease with a peppercorn rent) at £575,000.

Rateable Value

Unit B1: £34,000
(please note these are not the rates payable)

Viewing & Further Information



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VAT

We are advised that VAT is applicable at the appropriate rate

Costs

Each party is to bear its own costs incurred.

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