



SINGLE STOREY WAREHOUSE / WORKSHOP PREMISES 1,140 SQ FT

Price: £230,000 No VAT

Unit 8 Cam Square
Wilbury Way
Hitchin
Hertfordshire
SG4 0TZ

- Clear, uninterrupted accommodation
- Approx. 3.7m eaves height
- Loading door (2.65m wide x 2.95m high)
- 2 allocated parking spaces
- No VAT payable

LOCATION

Hitchin is an attractive Hertfordshire market town on the fast A505 dual carriageway approximately 5 miles west of Stevenage (Junction 8) and 10 miles east of Luton (Junction 10/11).

It has an individual character with an attractive town centre.

London Luton Airport is particularly convenient and this is a fast-electrified service to London Kings Cross (approx. 35 mins).

The property is located on the main commercial area located to the north west of the town.

ACCOMMODATION

A well-positioned mid-terrace warehouse / workshop unit providing clear, uninterrupted accommodation, suitable for a range of industrial, storage and workshop uses.

The unit has an eaves height of approx. 3.7m and is served with three-phase electricity supply and capped gas connections. There is currently no heating or lighting installed, allowing an incoming occupier to fit out the space to suit their own requirements.

Loading is provided via a manual roller shutter/loading door measuring approx. 2.65m wide x 2.95m high. A single WC is also provided.

Externally, the property has two allocated parking spaces, with the ability to park a third vehicle in front of the loading door.

FLOOR AREAS (approx. GIA)

Sq Ft

Ground Floor Total

1,140

TERMS

Available for sale freehold with vacant possession.

Guide Price: £230,000. The property is not subject to VAT.

SERVICE CHARGE

£695 (2025/2026)

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £12.750.

Rates payable approx. 43.2% for the y/e 31/3/2027. The occupier may be eligible for Small Business Rate Relief, subject to meeting the relevant qualifying criteria.

EPC

D-77



For further information please contact Davies & Co on 01707 274237

Daniel Hiller d.hiller@davies.uk.com
Clay Davies c.davies@davies.uk.com