

# NEWBREED.

0845 6171 227  
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# PROPERTY DETAILS:

**UNIT 16 STATION APPROACH  
HITCHIN  
HERTFORDSHIRE  
SG4 9UW**

**WORKSHOP/STORAGE UNITS WITH YARD  
TO LET**

***821 (76.27 sq m) – 2,468 sq ft (229.28 sq m)***



- **Adjacent to Hitchin railway station**
- **Flexible tenancy arrangements**
- **Immediate availability**
- **Potential for secure yard**

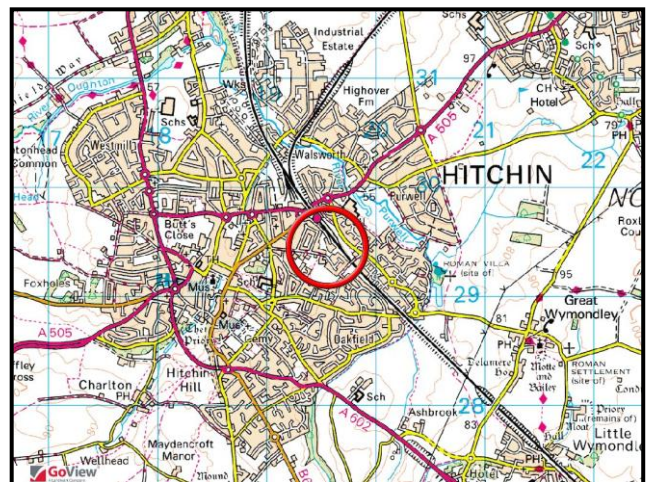
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## Location

Hitchin is a busy North Hertfordshire market town located about 35 miles North of London. There are excellent road links via the A1(M) and the A505, as well as rail links from the town's mainline railway station into London Kings Cross in just over half an hour.

Station Approach is immediately adjacent to Hitchin's mainline railway station providing a fast and frequent service into London Kings Cross in just over 30 minutes.



## Description

Access is via the entrance to the Station from Walsworth Road via a dedicated roadway. Station Approach offers a choice of light industrial/ warehouse space, offices or first floor studio space subject to availability. Unit 16 comprises 2 buildings set in an extensive yard area.

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**Floor Areas**

|                            |                           |                        |
|----------------------------|---------------------------|------------------------|
| Main building ground floor | 1,647 sq ft               | - additional mezzanine |
| Outbuilding – ground floor | 631 sq ft                 |                        |
| first floor                | <u>190 sq ft</u>          |                        |
|                            | 821 sq ft                 |                        |
| <b>TOTAL AREA</b>          | <b><u>2,468 sq ft</u></b> |                        |



Main building interior



Outbuilding interior

**Terms**

A new lease is offered for a period to be agreed, at a commencing rental of £17,500 per annum exclusive.

**Rates**

The Rateable Value is £..... in the 2010 rating List according to the Valuation Office website. For the year 2014/15, the Uniform Business Rate (the multiplier) is 47.1 p in the £.

**Legal Costs**

Each party to bear their own legal costs in the matter.

**Estate Service Charge**

An estate service charge is applicable, covering common expenses on the estate. Details upon request.

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### **Buildings Insurance**

Buildings insurance is arranged by the landlord and the premium recharged to the tenant.

### **VAT**

The aforementioned rentals are exclusive of VAT.

### **Services, Fixtures & Fittings**

None of the services, fixtures or fittings to the property have been tested by this firm or by the landlord and therefore no warranty is given as to their serviceability. Interested parties should satisfy themselves via their own investigations prior to contract.

### **Further Information & Viewing**

Through NewBreed Commercial Property Solutions (Contact Paul Quin 0845 617 1227  
[paul@newbreedcps.com](mailto:paul@newbreedcps.com))

**Note: These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.**