

TO LET

Carter Jonas



**INTECH HOUSE, CAM CENTRE,
WILBURY WAY, HITCHIN,
SG4 0TW**

INDIVIDUAL COMMERCIAL UNIT
From 656.60 sq.ft – 1315 sq.ft

- Flexible accommodation
- Good on site car parking
- Commercial roller shutter door access
- Communal facilities

LOCATION

Intech House is located within a purpose-built business estate (Cam Centre) on Wilbury Way, in Hitchin's main employment/industrial zone, just northwest of the town centre. The site offers excellent transport links by road and rail and sits in a predominantly commercial environment with other offices and light industrial occupiers.

DESCRIPTION

The property comprises a self-contained commercial unit providing flexible accommodation suitable for a range of business occupiers.

Internally, the accommodation is generally fitted out to a contemporary serviced office standard.

Internally, the accommodation benefits from:

- Commercial roller shutter door providing loading access
- Good on-site car parking
- Communal facilities (meeting room / male and female toilets / kitchen)

Access is typically available on a **24/7 basis**, with the building designed to accommodate flexible working patterns.

Externally, the property provides **on-site car parking**, which is a key feature given its out-of-town commercial location.

ACCOMMODATION

The property has the following approximate net internal floor area -

	Sq. M (approx)	Sq. Ft
Unit 1	122.17	1315

The accommodation can be let as a whole or divided into two separate units, each comprising approximately 61 sq m (656.6 sq ft).

TERMS

Flexible terms

BUSINESS RATES/OUTGOINGS

The rent is all-inclusive of utilities and common facilities

Rates are payable by tenants

VAT

All prices quoted are exclusive of VAT where applicable.

EPC

The property benefits from an existing EPC 'E' rating.

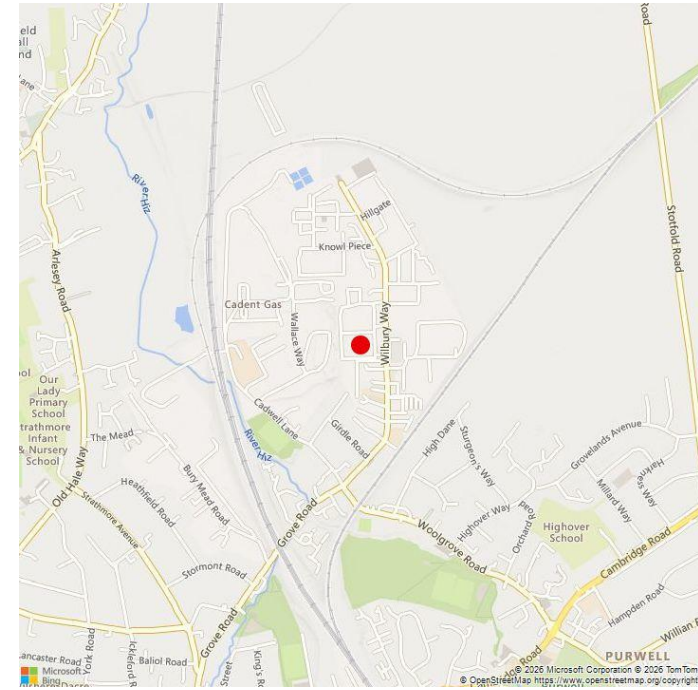
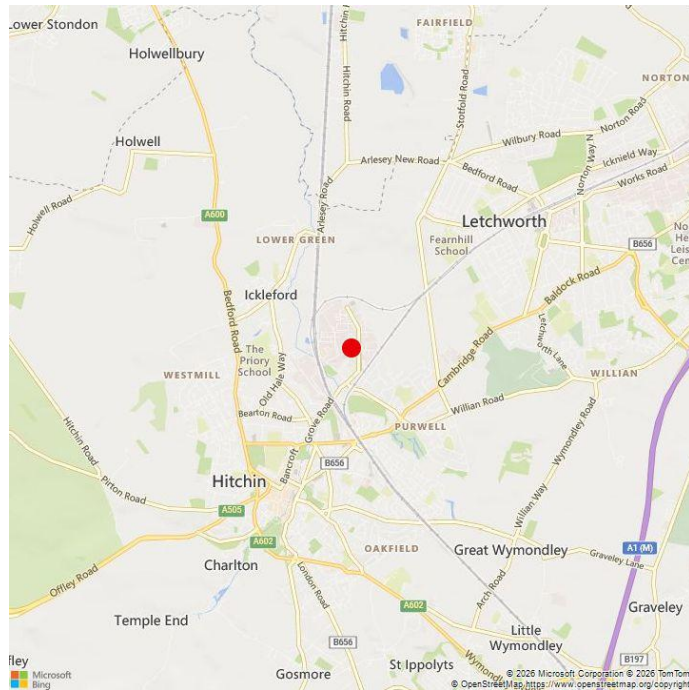
Intech House
34-35 Wilbury Way
HITCHIN
SG4 0TW

Energy rating
E

Valid until
19 July 2034

Certificate number
4451-7967-7604-4192-0685

Property type	Offices and Workshop Businesses
Total floor area	1,226 square metres



Viewings by appointment from the Managing Agent:

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IMPORTANT INFORMATION

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