

TO LET

Carter Jonas



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

INDIVIDUAL SERVICE OFFICE SPACES

From 185 sq.ft – 1,375 sq.ft

WHATS AVAILABLE:

- Flexible accommodation
- Good on-site car parking
- Meeting room
- Variety of units
- Kitchenette

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 offices are typically self-contained units of varying sizes, designed to provide flexible occupation for small to medium-sized businesses, with the ability to expand into adjoining suites if required.

- Shared meeting rooms
- Male and female toilets on site
- Good on-site parking

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**.

ACCOMMODATION

The available units have the following approximate net internal floor area -

	Sq. M (approx)	Sq. Ft
Unit 1	122.17	1,315
Unit 2	12.73	137
Unit 3b	16.35	176
Unit 22	17.19	185

Additional information can be obtained upon request from the managing agents listed below.

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

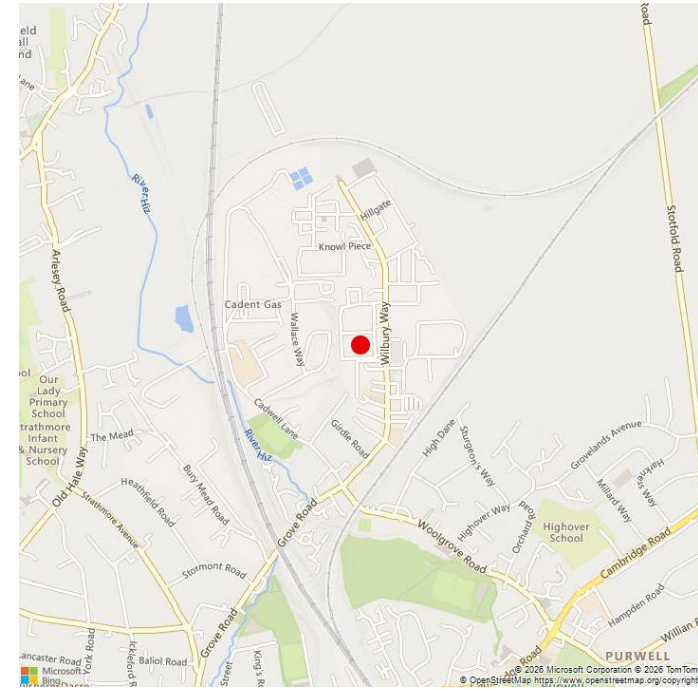
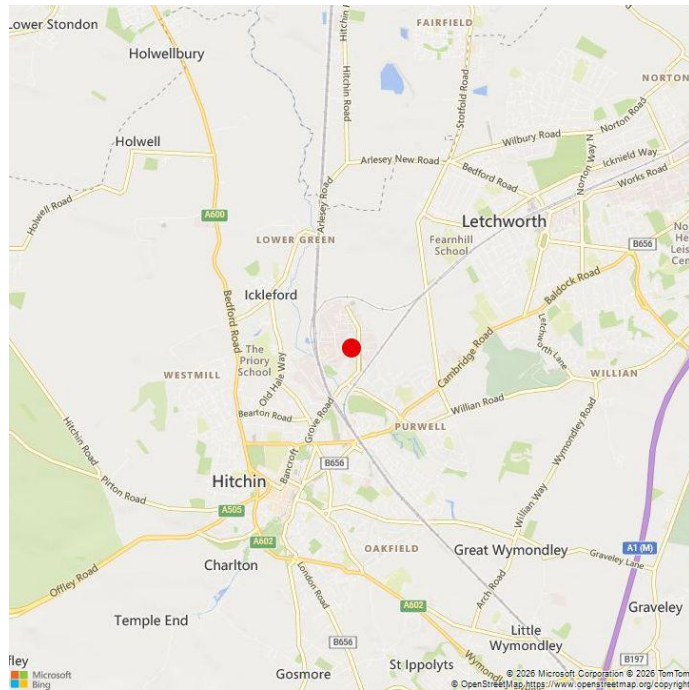
Energy rating

E

Valid until	Certificate number
19 July 2034	4451-7967-7604-4192-0685

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

17/06/2026



Viewings by appointment from the Managing Agent:

Robert Pennington (Associate, Property Manager)

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IMPORTANT INFORMATION

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