

TO LET



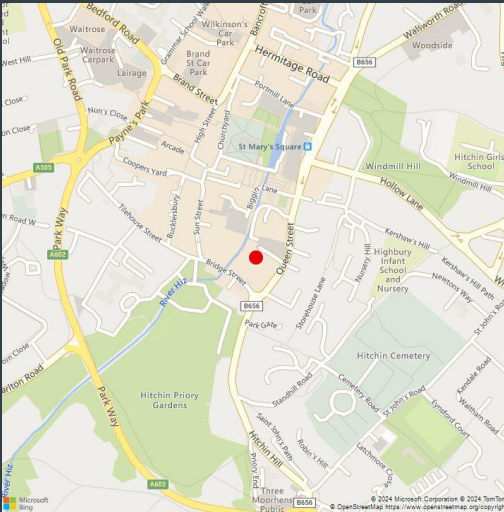
Rear of The Maltings
Bridge Street
Hitchin
Hertfordshire
SG5 2DE

- Town Centre Location
- Low Rates
- Secure location
- Loading Door

Location

Located in within the town centre the property has good access to local amenities and is within walking distance to the station.

Hitchin is well located being within easy reach of the A1(M) junction 7 - 3 miles, M1 junction 10- 17 miles and M25 junction 23 - 27 miles.



Description

Rarely available, detached workshop/light industrial building with large gated secure yard to the front, in Hitchin town centre. The warehouse provides open plan space benefitting from gas blower heating and two loading doors, LED lighting, office, kitchenette, phase 3 electric and WCs. There is ample parking within the gated yard area. There is a possibility to have the addition of additional space by way of a garage on a separate licence for a fee to be agreed.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rent of £27,000 per annum.

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

	SQ FT	SQ M
TOTAL	1,583	147.00

Areas quoted are approximate and should not be held as 100% accurate.

VAT

This property has been elected for VAT and therefore, is payable on the lease.

Service Charge

The service charge is £500 +VAT for the year 2024/25

Business Rates

We understand from enquiries that the rateable value is £13,500 per annum. Rates payable to be within the order of £3,368 per annum.

EPC

E-93

Viewings

Strictly by appointment. For further details please contact:

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