

TO LET



Ground Floor, The Maltings
Bridge Street
Hitchin
Hertfordshire
SG5 2DE

395 – 1329 Sq. Ft
(36.9 - 123.46 Sq. M)

- Town Centre Location
- Up to 6 Car Parking Spaces
- Entry Phone System
- Gas Central Heating
- Air Conditioning

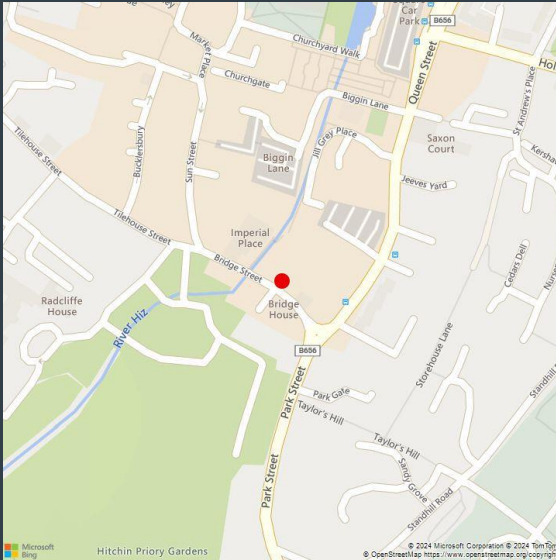
Location

Located in a secondary position 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), M1 and M25.

Description

The ground floor office in this prominent office building is available by way of two suites or alternatively taken as one. The property benefits from secure parking to the rear, entry phone system, LED lighting, air conditioning and gas central heating. Each suite has its own kitchen, but shared WC facilities. The left hand suite will have 4 allocated parking spaces and the right hand suite will have 2.



Terms

Available by way of a new lease for a term to be agreed.

Rental: Left Hand Suite £15,900 per annum

Right Hand Suite £6,700 per annum

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Accommodation

Accommodation	Sq. Ft	Sq. M
Left Hand Suite	934	86.76
Right Hand Suite	395	36.6
TOTAL	1329	123.46

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

Service Charge:

A service charge is payable and can be provided on request.

VAT

The property has been elected for VAT.

EPC

C - 69

Business Rates

From enquiries we understand that the suites are currently assessed together at a rateable value of £19,500 per annum. Should the suites be leased separately then new assessment will need to take place.

Viewings

For further details please contact;

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