

TO LET

1,134 Sq Ft (105.35 Sq M)

- Town Centre Location
- 3 Car Parking Spaces
- Entry Phone System
- Gas Central Heating
- Newly Refurbished



Second Floor The Maltings

Bridge Street, Hitchin, SG5 2DE

>D KirkbyDiamond

Contact: Hannah Niven or Chris Richards

Tel: 01582 738866

kirkbydiamond.co.uk



LOCATION

- Located in a secondary position within the town centre
- Hitchin is well located being within easy reach of the A1(M), M1 and M25
- Has good access to local amenities
- Within walking distance to the station
- 3 miles to Junction 8 A1 (M)

/// what3words

///detail.skinny.ahead

Google Maps

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DESCRIPTION

- A second floor office which has been recently decorated and upgraded
- Mainly open plan with the addition of 4 meeting rooms/directors offices
- The property has the added benefit of lift access and 3 parking spaces
- The property benefits from suspended ceilings, LED lighting, air conditioning, gas central heating, newly refurbished shared kitchen and shared WC facilities
- In a prominent secondary location

ACCOMMODATION

Total **105.35 SQ M** **1,134 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 69

Business Rates: We understand from enquiries that the rateable value is £7,800 per annum. For the rates payable please contact us or www.voa.gov.uk

CONTACT:

➤ **HANNAH NIVEN**
07425244396 hannah.niven@kirkbydiamond.co.uk

➤ **CHRIS RICHARDS**
07983 775684 chris.richards@kirkbydiamond.co.uk