

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

Click here



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

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP