

TO LET

505 Sq Ft (46.91 Sq M)

- Town Centre Offices
- Air conditioning
- Mainly Open Plan
- Shared Facilities



Suite 1 107

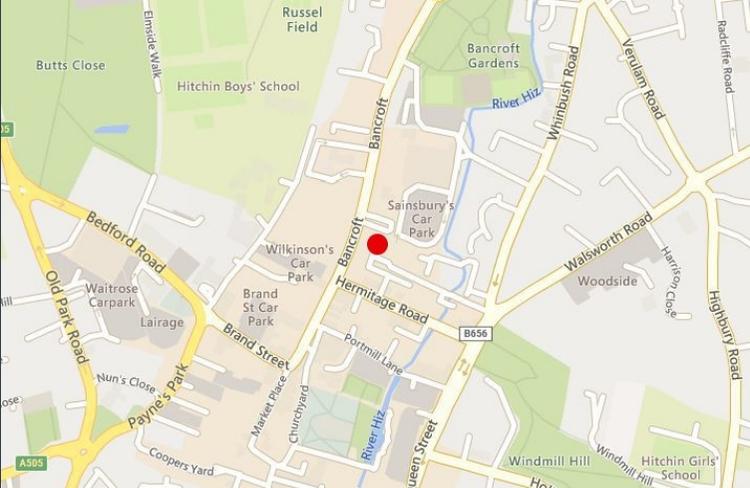
Bancroft, Hitchin, SG5 1NB

>D KirkbyDiamond

Contact: Hannah Niven or Chris Richards

Tel: 01582 738866

kirkbydiamond.co.uk



LOCATION

- Situated in a prominent position within Hitchin town centre
- Nearby occupiers include Chicken George, Carter and George, Taylors Estate Agents
- Hitchin is a popular market town located just to the west of the A1
- Walking distance to the station with a good railway link to London

what3words

///mass.chained.blitz

Google Maps

Click here



DESCRIPTION

- First floor office suite within a shared office building in a centrally located area
- The property is mainly open plan but is split into two rooms
- Benefits from gas central heating, entry phone system, and A/C to one room
- The suite also has the benefit of some second-floor storage which is access internally

TERMS

Available by way of a new 12 month licence at a rent of of £7,600 VAT is payable.

ACCOMMODATION

| | | |
|-------|------------|-----------|
| Total | 46.91 SQ M | 505 SQ FT |
|-------|------------|-----------|

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

EPC: E - 119

Business Rates: The rateable value is £5,200. For the rates payable please contact us or www.voa.gov.uk

Service Charge: This is a contribution towards the external and common part repair and maintenance. Available upon request

CONTACT:

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