

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:

➤ 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