

TO LET

495 Sq Ft (45.99 Sq M)

- › Ground Floor offices
- › Shared WC and Kitchen Facilities
- › Air conditioning/heating
- › LED Lighting
- › Period Features

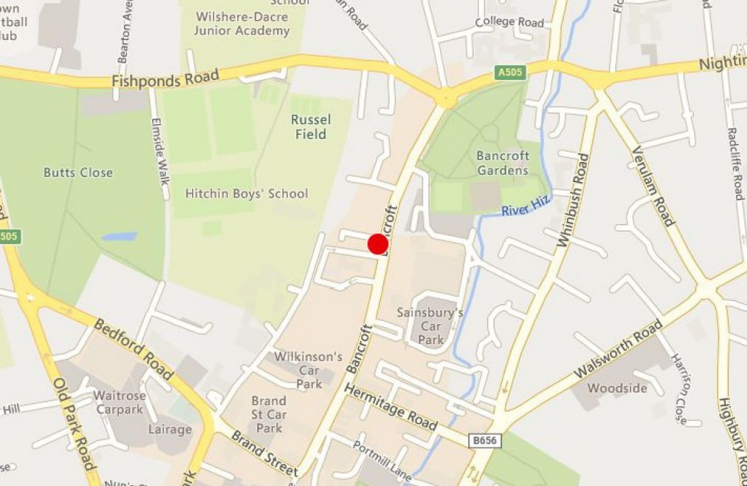


Suite 2

34 Bancroft, Hitchin, SG5 1LA

Contact: Hannah Niven or Chris Richards
Tel: **01582 738866**
eddisons.com





Location

- Located within the heart of Hitchin Town Centre, in a prominent imposing building
- The property is a 15 minute walk to the train station and 5 minutes drive to the A1 (M)
- There are public long stay and short stay parking within close proximity

/// what3words

///fantastic.topic.usual

 Google Maps

Click here



Description

- A rarely available ground floor office suite in a prime town centre location.
- The property is mainly open plan with a directors office and a meeting room
- The property has the benefit of a shared entrance way, LED lighting, electric heating, entry phone system
- The property has shared Kitchen and WC facilities

Terms

Available by way of a new IRI lease for a term to be agreed at a rent of £8,500. VAT is payable.

Accommodation

Total	45.99 SQ M	495 SQ FT
--------------	-------------------	------------------

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

EPC: B – 46

Business Rates: The rateable value is £8,100. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £850 per annum.

Contact:

HANNAH NIVEN

[07425244396 hannah.niven@kirkbydiamond.co.uk](mailto:hannah.niven@kirkbydiamond.co.uk)

CHRIS RICHARDS

[07983 775684 chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)