

TO LET

593 Sq Ft (55.09 Sq M)

- › Town Centre Location
- › Second Floor office suite
- › Recently redecorated
- › LED Lighting, electric heating



16A Brand Street

Hitchin, SG5 1JE

Contact: Hannah Niven or Viv Spearing
Tel: 01582 738866
eddisons.com





Location

- Situated in a prominent position within Hitchin town centre.
- Nearby occupiers include B and M, Granello Lounge, Santander and Country Properties.
- Hitchin is a popular market town located just to the west of the A1(M) and within walking distance to the station with a good railway links to London

 what3words

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 Google Maps

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Description

- A centrally located second floor office on Brand Street in Hitchin.
- The property has a shared kitchen and WC with the first floor office.
- This property benefits from LED lighting, UPVC sash windows, suspended ceilings, entry phone system and electric heating.

Terms

Available by way of a new FRI/IRI lease for a term to be agreed at a rent of £10,650 . VAT is payable

Accommodation

Total	55.09 SQ M	593 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-90

Business Rates: The rateable value is £3,600. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

Contact:

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