

TO LET

934 Sq Ft (86.77 Sq M)

- › Ground Floor Town Centre Office
- › Secure Parking For 4 Cars
- › Air Conditioning
- › Kitchen Facilities
- › Newly decorated



The Maltings

Ground Floor, Bridge Street, Hitchin, SG5 2DE

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





Location

- Located in a prime secondary position within the town centre
- The property has good access to local amenities
- Within walking distance to the station
- Hitchin is well located being within easy reach of the A1(M), M1 and M25

/// what3words

///scarcely.recall.hike

Google Maps

Click here



Description

- The ground floor office in this prominent office building is available by way of a new lease
- The property benefits from secure parking for 4 cars to the rear, entry phone system, LED lighting, air conditioning, gas central heating, kitchen, and shared W/C facilities

Terms

Available by way of a new lease for a term to be agreed at a rent of £14,900 per annum exclusive. VAT is payable on the rent.

Accommodation (Net Internal Area*)

Left Hand Suite	86.77 SQ M	934 SQ FT
Right Hand Suite	36.7 SQ M	395 SQ FT
Total	86.77 SQ M	934 SQ FT

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

EPC: C - 69

Business Rates: To be re-rated. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a service charge and can be provided on request.

Contact:

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