

TO LET

462 Sq Ft (42.92 Sq M)

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

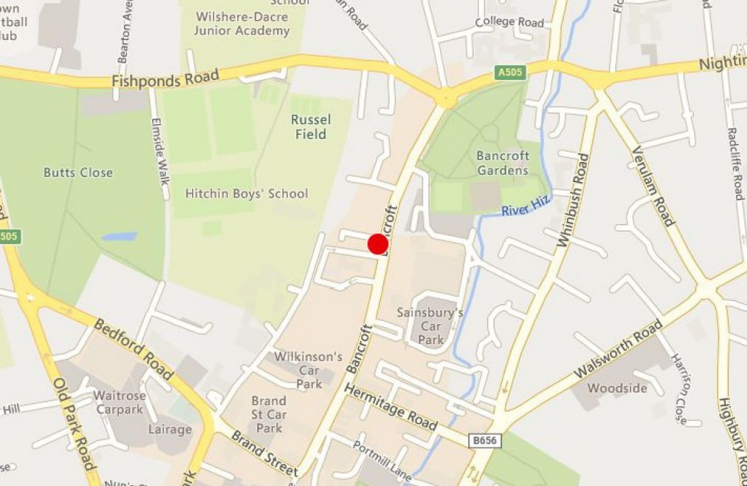


Suite 4

34 Bancroft, Hitchin, SG5 1LA

Contact: Hannah Niven or Viv Spearing
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/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 £7,800. VAT is payable.

Accommodation

Ground Floor	42.92 SQ M	462 SQ FT
Total	42.92 SQ M	462 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 £7,500. 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 £780 per annum.

Contact:

HANNAH NIVEN

[07425 244 396](tel:07425244396) hannah.niven@eddisons.com

VIV SPEARING

[07810 775 492](tel:07810775492) viv.spearing@eddisons.com

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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 (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.