TO LET

1,223 Sq Ft (113.62 Sq M)

- Self Contained Second Floor Offices
- Prominent location in Market Square
- Male and female WCs
- Entry phone system
- Kitchenette



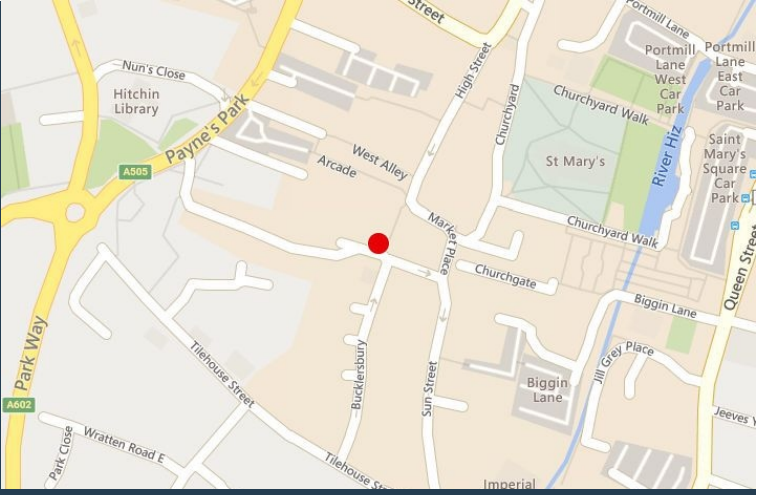
30 Market Place

Hitchin, SG5 1DY

Contact: Hannah Niven

eddisons.com

BTG Eddisons







Location

- The office is located on Market Place, with surrounding occupiers including Toni and Guy, HSBC, Starbucks and is adjacent to Hitchin's historic High Street
- Hitchin is a popular market town located just to the west of the A1(M) with a mainline railway station providing a fast and frequent service to London

Google Maps
Click here

Description

- This second floor in the heart of Hitchin Town centre is self-contained with impressive views over St Marys Church, the iconic Market Square and Windmill Hill
- The property has been redecorated to a high standard and has the benefit of mainly open plan space with a glass partitioned meeting room/directors office
- Communal entrance for office suites.
- The property has a fitted kitchenette, male and female WCs, suspended ceiling, LED lighting, entry phone system and gas central heating

Terms

Available by way of a new Internal repairing lease for a term to be agreed at a rent of £19,500 . VAT is not payable

Accommodation (Gross Internal Area*)

Second Floor	**113.62 SQ M**	**1,223 SQ FT**
Total	**113.62 SQ M**	**1,223 SQ FT**

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

EPC: D - 99

Business Rates: The rateable value is £13,750. For the rates payable please contact us or www.voa.gov.uk

Contact:

HANNAH NIVEN
07425 244 396 hannah.niven@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). 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.