TO LET

410 Sq Ft (38.09 Sq M)



- First Floor Office
- Accommodation over two rooms
- Shared facilities
- Town centre location

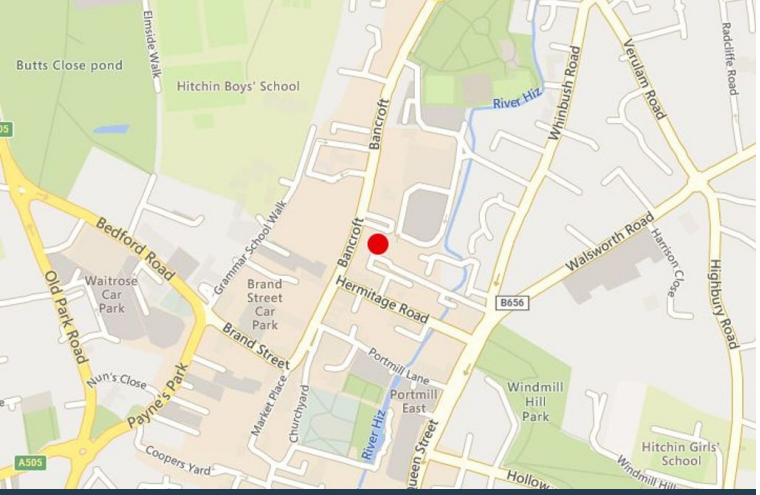
109 Bancroft

Hitchin, SG5 1NB

Contact: Hannah Niven or Steve Cable

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BTG Eddisons







Location

- Located in the heart of Hitchin Town Centre
- Nearby Occupiers include the Sports District, Taylors Estate Agent and Chicken George
- The property is a 15 minute walk to the train station and 5 minutes drive to the A1 (M)
- There is public long stay and short stay parking within close proximity

Google Maps
Click here

Description

- A first floor office suite split over two tooms.
- The property has shared facilities at first floor level
- The property has the benefit of electric heating, LED lighting, secondary glazing and entry phone system

Terms

Available by way of a new licence for a period of 12 months at a rent of £7,380 . VAT is payable.

Accommodation

First Floor office	**38.09 SQ M**	**410 SQ FT**
Total	**38.09 SQ M**	**410 SQ FT**

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

EPC: C - 58

Business Rates: The rateable value is £5,900. 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 £2,200 per annum.

Contact:

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