

TO LET



Marshall House
Bancroft Court
Hitchin
Hertfordshire,
SG5 1LH

Town Centre Offices

- Prime Town Centre Location
- Ground Floor
- 4 Parking Spaces
- Male and Female WC'S

Location

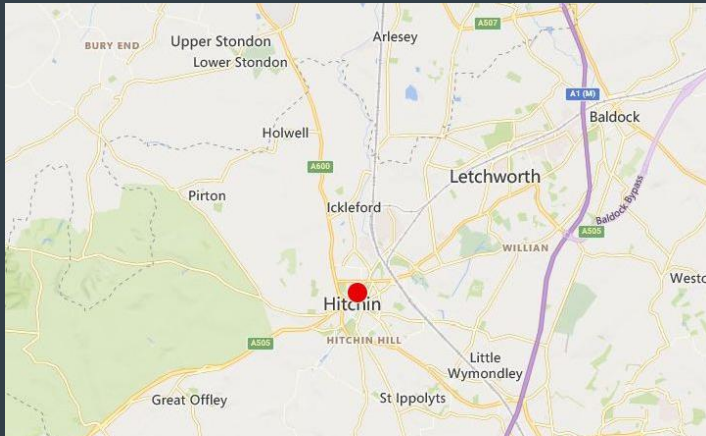
The premises is located within Hitchin town centre less than 5 minutes walk from the High Street and within walking distance of Hitchin Mainline Railway Station. Hitchin is a popular market town located just west of the A1(M). Surrounding occupiers include Belvoir, Chicken George, HRJ Foreman Laws, and Courtney House doctors surgery.

Description

Detached self-contained office building in Hitchin town centre comprising ground floor open plan office space. The property benefits from an entrance lobby, male and female wc's, gas central heating, LED lighting, and CAT 5 data cabling. There is also parking provisions for 4 vehicles.

Terms

Available by way of a new lease at an annual rental of £34,000 per annum
VAT: Applicable



Accommodation

The property has been measured in accordance with the RICS property measurement Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Total	1861	172.89

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates

From our enquires we understand from April 2023, the rateable value is £21,750 with a rates payable in the order of £10,657 per annum.

EPC

TBA

Viewings

For further details please contact;

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