

TO LET



Suite 7 Regal Chambers
49-51 Bancroft
Hitchin
Hertfordshire,
SG5 1LL

- Newly Refurbished
- One Parking Space
- Air Conditioning
- Shared Facilities

Location

Situated in a prominent position within Hitchin town centre. Nearby occupiers include Regal Chambers Doctors Surgery and Sainsbury's. Hitchin is a popular market town located just to the west of the A1(M) and within walking distance to the station with a good railway link to London.

Description

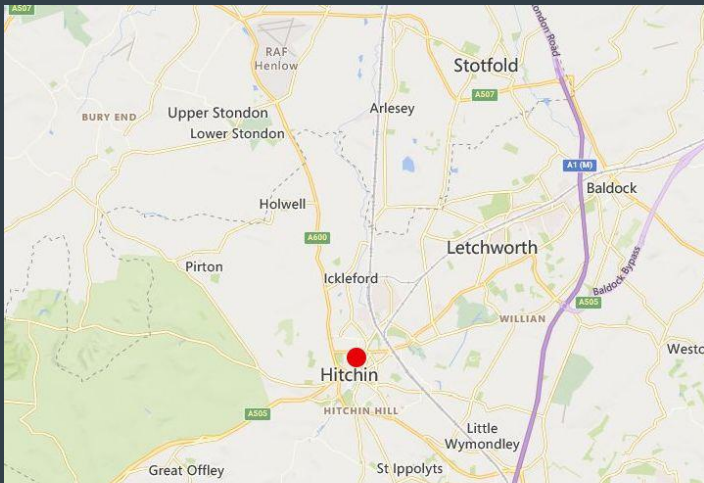
A second floor office suite within an imposing office building in the heart of Hitchin Town Centre. There is an attractive atrium in the common area. The suite is newly refurbished with air conditioning, LED lighting, cat V data cabling. There are shared kitchen and WC facilities. The property also benefits from lift access and one parking space.

Terms

To Let: £6,200 per annum

Service Charge: Please contact for more information

VAT: VAT Applicable



EPC

The property has an EPC rating of: D 99

Accommodation

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

Accommodation	Sq Ft	Sq M
Suite 7	333	30.94

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

Business Rates

From verbal enquiries, we understand the current rateable value is £4,450. This property should qualify for small business rates relief.

Viewings

For further details please contact;

Hannah Niven

01462 414 040

hannah.niven@kirkbydiamond.co.uk

Joshua Parello

01462 414040

joshua.parello@kirkbydiamond.co.uk



Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties 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. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP