

TO LET - OFFICE



Second Floor, 30 Market Place, Hitchin, Hertfordshire, SG5 1DY

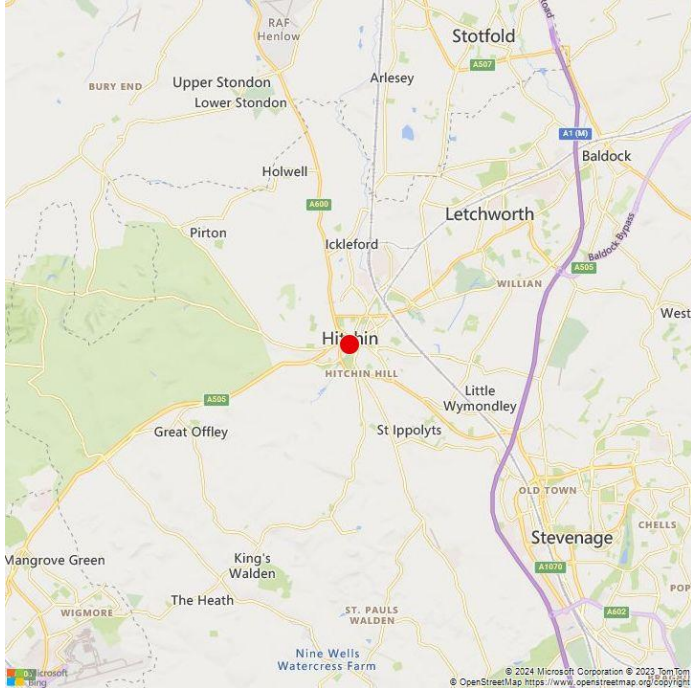
1,223 SqFt (113.62 SqM)

£18,000 per annum

- Prominent location
- Male and female WCs
- Kitchenette
- Entry phone system

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.



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. There are recently refurbished common parts to the building. The property has a fitted kitchenette, male and female WCs, suspended ceiling, LED lighting, entry phone system and gas central heating.

Terms

The premises are to be let on a new internal repairing and insuring lease for a term to be agreed. The property is elected for VAT.

Accommodation

Accommodation	Sq Ft	Sq M
Second Floor	1,223	113.62

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

Service Charge

There is a service charge for a contribution towards the external and communal parts repair and maintenance together.

Please contact for more information

Business Rates

From verbal enquiries, we understand the current rateable value is £10,500. This property should qualify for small business rates relief.

EPC

D - 99

Viewings

For viewings and further information please contact:

Hannah Niven

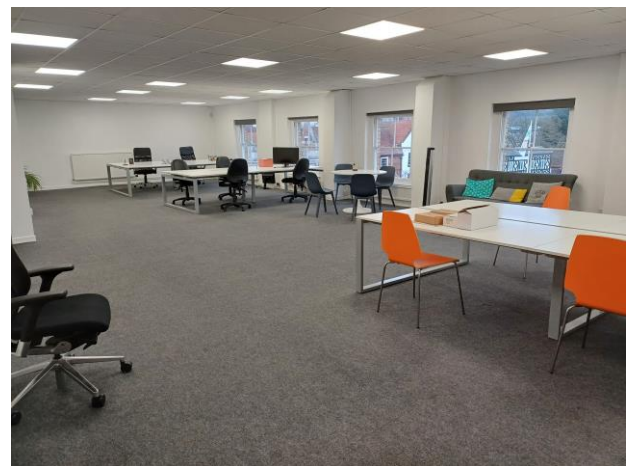
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