

# TO LET - OFFICE



Suite 4, 34 Bancroft, Hitchin, Hertfordshire SG5 1LA

462 SqFt (42.92 SqM)

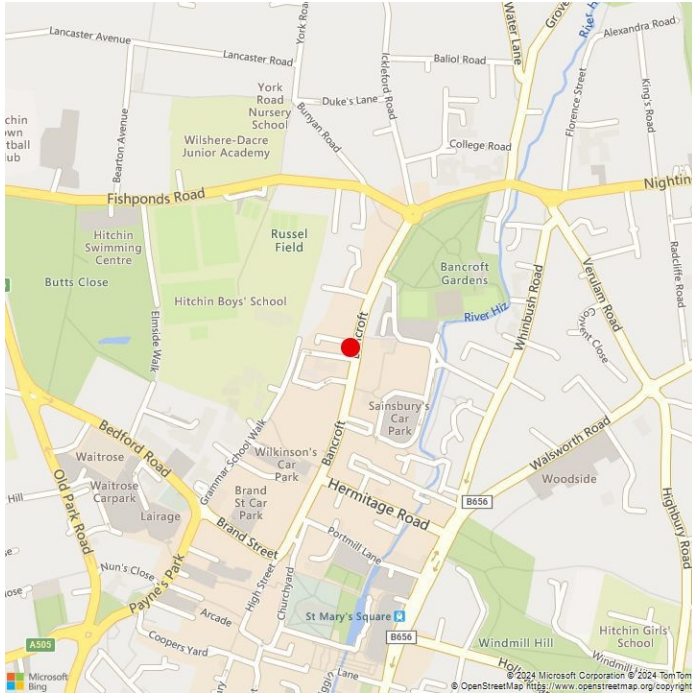
£7,400 per annum exclusive

## Town Centre Offices

- Newly decorated
- Shared WC and Kitchen Facilities
- Air conditioning/heating
-

## Location

Located within the heart of Hitchin Town Centre, in a prominent imposing building. The property is a 15 minute walk to the train station and 5 minutes drive to the A1 (M). There are public long stay and short stay parking within close proximity.



## Description

A rarely available ground floor office suite in a prime town centre location. The property is mainly open plan with a directors office/meeting room. The property has the benefit of a shared entrance way, LED lighting, electric heating, entry phone system. The property has shared Kitchen and WC facilities.

## Floor Area ( )

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

Accommodation	sq ft	sq m
<b>Total Area</b>	<b>462</b>	<b>42.92</b>

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

## TENURE

Available by way of a new lease for a term to be agreed.

## VAT

VAT is applicable on the rent.

## EPC

TBA

## Business Rates

We understand from enquiries that the rateable value for 2023/34 is £5,600 per annum. This property should qualify for small business rates relief.

## Further Information

Viewing strictly by appointment:

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