

# TO LET



13 Bancroft  
Hitchin  
Hertfordshire,  
SG5 1JQ

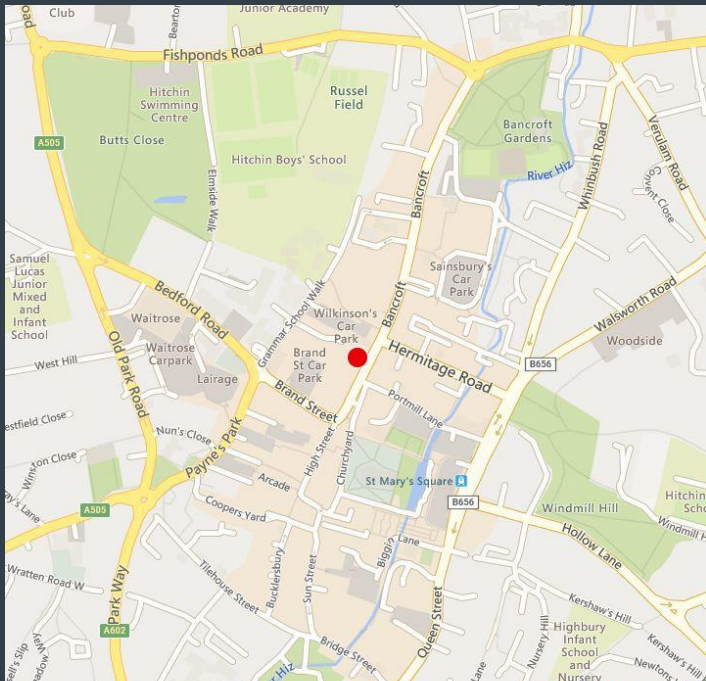
- Entry Phone system
- Self-contained
- Newly Decorated
- Entry Phone

## Location

Located in the heart of Hitchin Town Centre, with close proximity to both long stay and short stay car parks. The train station is within walking distance. Nearby occupiers include Costa Coffee, Craft and Cleaver, Mint Velvet and Oliver Bonas.

## Description

A first floor self-contained office suite in the heart of Hitchin Town Centre. The property has a mix of meeting rooms, directors offices and open plan space. The property is newly decorated and have been fitted to a high standard with new LED lighting, new electric panel heaters, cat v data cabling and fibre connection whilst retaining a number of character features.



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## Accommodation

Accommodation	sq ft
<b>Total Area</b>	<b>1,147</b>

## Business Rates

We understand from our enquiries that the rateable value is £13,250 for the year 2023/24.

## Terms

Available by way of a new lease for a term to be agreed. The annual rental is £18,950 per annum

## VAT

The property is elected for VAT

## EPC

C - 71

## Business Rates

We understand from our enquiries that the rateable value is £13,250 for the year 2023/24

## Viewings

Viewing strictly by appointment:

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