

TO LET



Second Floor The Maltings
Bridge Street
Hitchin
Hertfordshire,
SG5 2DE

- Town Centre Location
- 3 Car Parking Spaces
- Entry Phone System
- Gas Central Heating

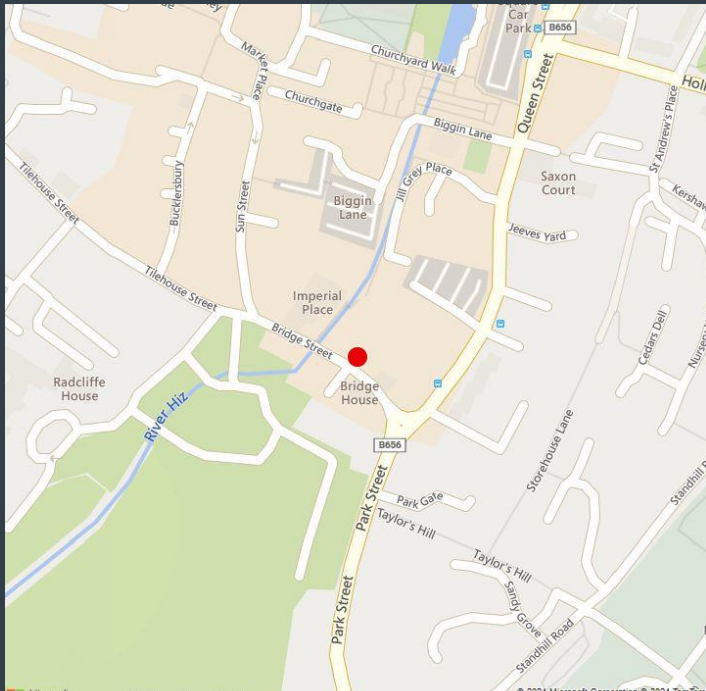
Location

Located in a secondary position within the town centre the property has good access to local amenities and is within walking distance to the station.

Hitchin is well located being within easy reach of the A1(M), M1 and M25.

Description

A second floor office which has been recently decorated and upgraded is in a prominent secondary location. Mainly open plan with the addition of 4 meeting rooms/directors offices. The property has the added benefit of lift access and 3 parking spaces. The property benefits from suspended ceilings, LED lighting, air conditioning, gas central heating, newly refurbished shared kitchen and shared WC facilities.



Accommodation

Accommodation	Sq Ft	Sq M
Second Floor Office	1,134	105.3

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

Terms

Available by way of a new lease at a rental of £19,400 per annum for a term to be agreed.

Service Charge:

A service charge is payable and can be provided on request.

VAT

The property has been elected for VAT.

EPC

C - 69

Business Rates

We understand from enquiries that the rateable value from April 2023 is £7,800 per annum. This property should qualify for small business rates relief.

Viewings

For further details please contact;

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