TO LET
OFFICE

GRAHAM SIBBALD



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

- Ground floor office
- Separate meeting room
- Entry phone system
- LED lighting

LOCATION

The premises are situated within Hitchin centre, All town centre facilities are within easy walking distance. Hitchin is well located being within easy reach of the A1 (M) M1 and M25.



DESCRIPTION

The ground floor office in this prominent office building is available by way of a new lease.

The property benefits from secure parking to the rear, an entry phone system, LED lighting, air conditioning and gas central heating.

The suite has its own Kitchenette and shared WC facilities.

There are four allocated parking spaces.

ACCOMMODATION

Left hand suite	934 Sq Ft	86.77 Sq M

RATEABLE VALUE

From verbal enquiries, we understand the current rateable value is £19,500 with rates payable in the order of £9,555 per annum.

VAT
This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE
C-69

QUOTING RENT
£14,900 Per Annum

TENURE
Available by way of a new internal repairing and insuring lease.

SERVICE CHARGE
There is a service charge which includes a contribution towards the external and communal parts repair and maintenance together, water rates, fire alarm maintenance, common part electricity, Please contact for more information.

LEGAL COSTS
Each party is to pay their own legal costs.



To arrange a viewing please contact:



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