TO LET

934 Sq Ft (86.77 Sq M)



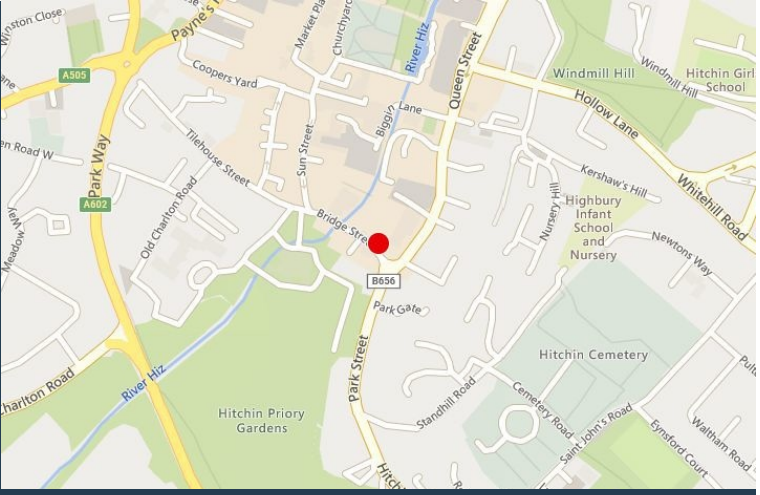
- Ground Floor Town Centre Office
- Secure Parking For 4 Cars
- Air Conditioning
- Kitchen Facilities
- Newly decorated

The Maltings

Ground Floor, Bridge Street, Hitchin, SG5 2DE

Contact: Hannah Niven
eddisons.com

BTG Eddisons







Location

- Located in a prime secondary position within the town centre
- The property has good access to local amenities
- Within walking distance to the station
- Hitchin is well located being within easy reach of the A1(M), M1 and M25

what3words

///scarcely.recall.hike

Google Maps

Click here

Description

- The ground floor office in this prominent office building is available by way of a new lease
- The property benefits from secure parking for 4 cars to the rear, entry phone system, LED lighting, air conditioning, gas central heating, kitchen, and shared W/C facilities

Terms

Available by way of a new lease for a term to be agreed at a rent of £14,900 per annum exclusive. VAT is payable on the rent.

Accommodation (Net Internal Area*)

Left Hand Suite	**86.77 SQ M**	**934 SQ FT**
Right Hand Suite	**36.7 SQ M**	**395 SQ FT**
Total	**86.77 SQ M**	**934 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 69

Business Rates: To be re-rated. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a service charge and can be provided on request.

Contact:

HANNAH NIVEN
07425 244 396 hannah.niven@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.