TO LET

793 Sq Ft (73.67 Sq M)

- Newly refurbished
- First Floor Office Suite
- Air Conditioned
- 2 Parking Spaces



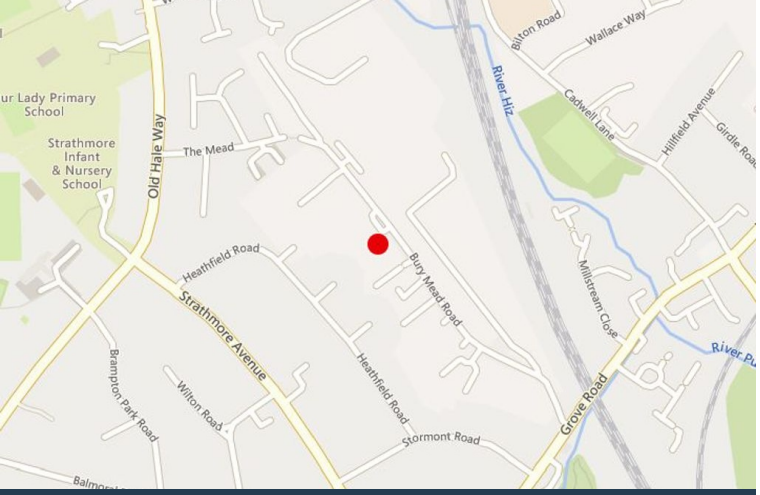
Glover Heights

Suites 6, 35-37 Bury Mead Road, Hitchin, SG5 1RT

Contact: Hannah Niven or Steve Cable

eddisons.com

BTG Eddisons







Location

- Strategically located within the established Bury Mead industrial and commercial area of Hitchin
- Approximately 0.5 miles from Hitchin town centre, providing easy access to a wide range of retail, leisure and banking amenities
- Approximately 5 miles from Junction 8 of the A1(M) and within easy reach of Junction 10 of the M1 via the A505
- Around 0.5 to 0.75 miles from Hitchin Railway Station, offering fast and frequent services to London King's Cross in approximately 35 minutes

what3words
///rekindle.stir.catching

Google Maps
Click here

Description

- Located in Glover Heights on Bury Mead Road in Hitchin within the industrial area of the town.
- The property has recently been refurbished to a high specification. Located on the first floor the suite benefits from a refurbished kitchenette, LED Lighting and air conditioning and video entry system.
- The property has very high ceilings.
- The property also has the added benefit of 2 parking spaces.

Terms

Available by way of a new FRI/IRI lease for a term to be agreed at a rent of £12,000 . VAT is payable

Accommodation (Gross Internal Area*)

Suite 6	**73.67 SQ M**	**793 SQ FT**
Total	**73.67 SQ M**	**793 SQ FT**

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

EPC: C - 65

Business Rates: The rateable value is £7,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £4 per psf.

Estate Charge: Available upon request

Contact:

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