

TO LET

793 Sq Ft (73.67 Sq M)

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



Second Floor Suite 1 The Maltings

Bridge Street, Hitchin, SG5 2DE

KirkbyDiamond

Contact: Hannah Niven or Chris Richards

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kirkbydiamond.co.uk



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

 what3words

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 Google Maps

Click here



DESCRIPTION

- A second floor office which has been decorated to a good standard and is in a prominent secondary location
- Mainly open plan with the addition of 2 meeting rooms/directors offices and a staff room
- 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

TERMS

Available by way of an assignment for a lease ending 24th December 2027 at a current rental of £12,250 per annum. There is a rent review due 25th December 2024.

ACCOMMODATION

Total	73.67 SQ M	793 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-69

Business Rates: We understand from enquiries that the rateable value from April 2023 is £7,700 per annum. This property should qualify for small business rates relief.

Service Charge: This is a contribution towards the external and common part repair and maintenance. Further information available on request.

CONTACT:

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