

# TO LET

668 Sq Ft (62.06 Sq M)

- First Floor Offices
- Town Centre Location
- Walking Distance to the Station
- Open plan office layout
- Self-Contained



**17A Hermitage Road**  
Hitchin, SG5 1BT

**KirkbyDiamond**

Contact: Hannah Niven or Chris Richards

Tel: 01582 738866

kirkbydiamond.co.uk



## LOCATION

- Located in Hitchin Town Centre
- Within Walking distance to the station
- Close Proximity to public car parks

/// what3words

///fits.lock.cubs

 Google Maps

Click here



## DESCRIPTION

- The property is a self contained first floor office
- Located in a central location
- Property benefits from double glazing, gas central heating and LED lighting.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £11,000 per annum . VAT is payable

## ACCOMMODATION

First Floor	62.06 SQ M	668 SQ FT
<b>Total</b>	<b>62.06 SQ M</b>	<b>668 SQ FT</b>

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

EPC: D-84

**Business Rates:** The rateable value is £7,700. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:

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