

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

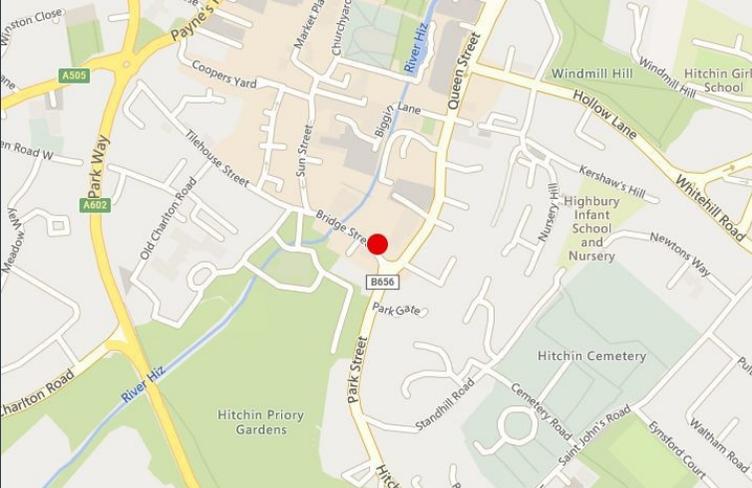
Ground Floor, Bridge Street, Hitchin, SG5 2DE

 **KirkbyDiamond**

Contact: Hannah Niven or Chris Richards

Tel: 01582 738866

kirkbydiamond.co.uk



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

Left Hand Suite	86.77 SQ M	934 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:

>D HANNAH NIVEN
07425244396 hannah.niven@kirkbydiamond.co.uk

>D CHRIS RICHARDS
07983 775684 chris.richards@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties 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. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP