

TO LET

537 Sq Ft (49.89 Sq M)

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

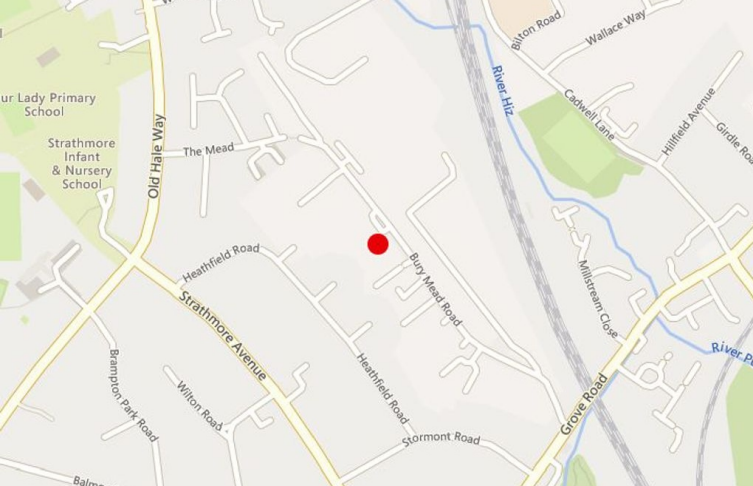


Glover Heights

Suites 4, 35-37 Bury Mead Road, Hitchin, SG5 1RT

Contact: Hannah Niven or Viv Spearing
Tel: 01582 738866
eddisons.com





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 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 £8,000 . VAT is payable

Accommodation (Gross Internal Area*)

Suite 4	49.89 SQ M	537 SQ FT
Total	49.89 SQ M	537 SQ FT

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

EPC: TBA

Business Rates: The rateable value is £5,800. 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:

HANNAH NIVEN

[07425 244 396 hannah.niven@eddisons.com](mailto:hannah.niven@eddisons.com)

VIV SPEARING

[07810 775 492 viv.spearing@eddisons.com](mailto:viv.spearing@eddisons.com)