

TO LET

1,223 Sq Ft (113.62 Sq M)

- Self Contained Second Floor Offices
- Prominent location in Market Square
- Male and female WCs
- Entry phone system
- Kitchenette



30 Market Place

Hitchin, SG5 1DY

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Location

- The office is located on Market Place, with surrounding occupiers including Toni and Guy, HSBC, Starbucks and is adjacent to Hitchin's historic High Street
- Hitchin is a popular market town located just to the west of the A1(M) with a mainline railway station providing a fast and frequent service to London



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Description

- This second floor in the heart of Hitchin Town centre is self-contained with impressive views over St Marys Church, the iconic Market Square and Windmill Hill
- The property has been redecorated to a high standard and has the benefit of mainly open plan space with a glass partitioned meeting room/directors office
- Communal entrance for office suites.
- The property has a fitted kitchenette, male and female WCs, suspended ceiling, LED lighting, entry phone system and gas central heating

Terms

Available by way of a new Internal repairing lease for a term to be agreed at a rent of £19,500 . VAT is not payable

Accommodation (Gross Internal Area*)

Second Floor	113.62 SQ M	1,223 SQ FT
Total	113.62 SQ M	1,223 SQ FT

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

EPC: D – 99

Business Rates: The rateable value is £13,750. For the rates payable please contact us or www.voa.gov.uk

Contact:

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