



**AITCHISON
RAFFETY**



- Open plan accommodation
- Air conditioning
- Solid floors with floor grid and boxes
- Surface mounted power and data
- Suspended ceilings
- Centrally heated throughout
- Male and Female WC's on each floor
- Main reception area to building
- 16 Parking spaces

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3-4, Portmill Lane, Hitchin, Hertfordshire, SG5 1DJ

NEWLY REFURBISHED, AIR CONDITIONED, TOWN CENTRE OFFICES WITH CAR PARKING

Approx. 5,337 Sq Ft (495.81 Sq M)

To Let

3-4, Portmill Lane, Hitchin, Hertfordshire, SG5 1DJ



Description

3-4 Portmill Lane comprises a newly refurbished modern three storey office building with car park to the rear. It benefits from pedestrian access to the front and vehicle access to the rear. The property has undergone a comprehensive refurbishment including full redecoration throughout including new floor coverings.

Key Features: Air conditioned office space Solid floors with floor grid and boxes Surface mounted power and data Suspended ceilings Centrally heated throughout Male and Female WC's on each floor Main reception area to building 16 Parking spaces

Location

Hitchin is an attractive market town, located 35 miles north of London and is situated 2 miles west of Junction 8 of the A1(M). The town benefits from direct rail links to London with the fastest journey time to London's King's Cross (32 minutes). Luton Airport is approximately 8 miles to the west. The property is located in the town centre and is a short distance walk to all the town's facilities. Access is via Portmill Lane and Bancroft.

Floor Area

Ground Floor	1,316 Sq Ft	122.26 Sq M
First Floor	2,210 Sq Ft	205.31 Sq M
Second Floor	1,811 Sq Ft	168.24 Sq M
Total	5,337 Sq Ft	495.81 Sq M

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Rent

£82,500 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that as of April 2023 the rateable value is £63,500. With rates payable in the order of £32,512 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

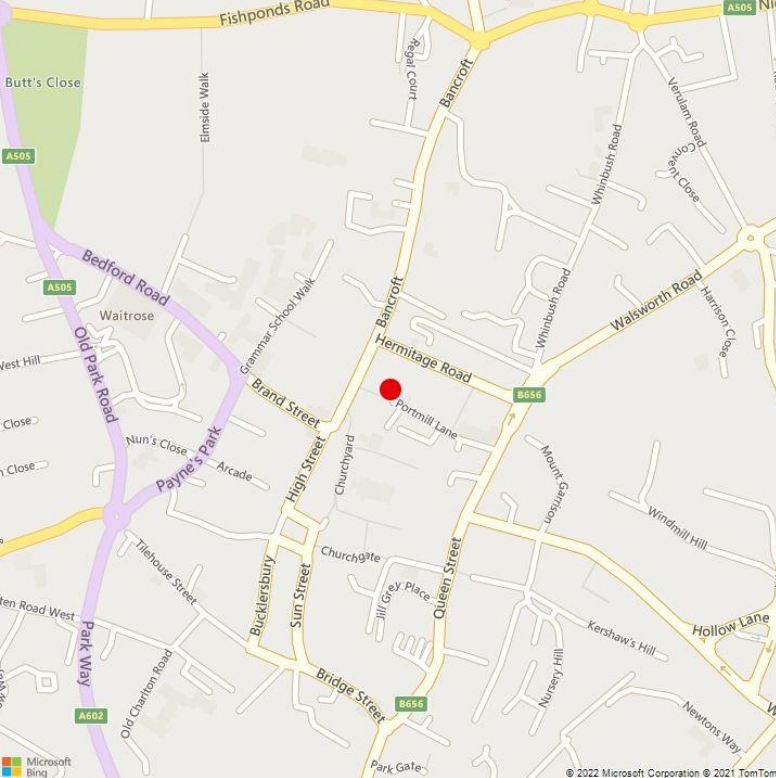
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Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

Legal Costs

Each party is to pay their own legal costs.



Viewings

Strictly by appointment via the sole agents - Aitchison Raffety
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www.argroup.co.uk



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