



- Prime Town Centre location
- Attractive building design
- First Floor Offices
- Open plan accommodation
- Male and Female WCs
- Gas Central Heating
- Suspended ceiling with recessed inset lighting

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**First Floor, 100 Hermitage Road, Hitchin, SG5 1DG**

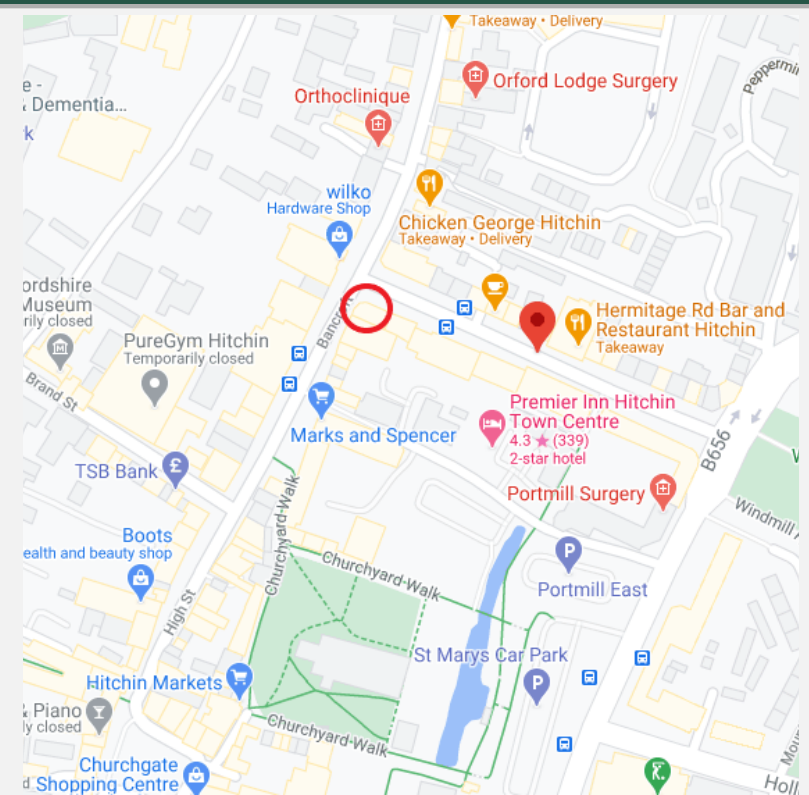
First Floor Office Suite

Approx. 137.86 sq m (1,484 sq ft)

**TO LET**

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# First Floor, 100, Hermitage Road, Hitchin, SG5 1DG



## Description

The property comprises an attractive first floor office suite in the heart of the town centre. The suite is self-contained with male and female WCs and a fitted kitchen area. The suite offers good quality office accommodation. The suite is to be fully redecorated and carpeted.

## Location

The premises are located within Hitchin town centre less than two minutes walk from the High Street, and within walking distance to Hitchin Station. Hitchin is a popular market town located just to the west of the A1(M).

## Floor Area

The approximate gross internal floor area:

**Total**      **1,484 sq ft**      **137.86 sq m**

## Lease

By way of an effectively new full repairing and insuring lease for a term to be agreed.

## Rent

£21,500 per annum

## Service Charge

On request

## Business Rates

From our enquiries, we understand that from April 2023 the rateable value is £15,250 with rates payable in the order of £7,472.50 per annum.

## Energy Performance Rating -D 95

**VAT** - all prices quoted will be subject to VAT

## Viewings

Strictly by appointment via the joint agents.

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