



**AITCHISON  
RAFFETY**



- Town Centre Location
- Available on a flexible license
- Entry phone system
- Shared WC and Kitchen Facilities
- Parking space available by separate licence

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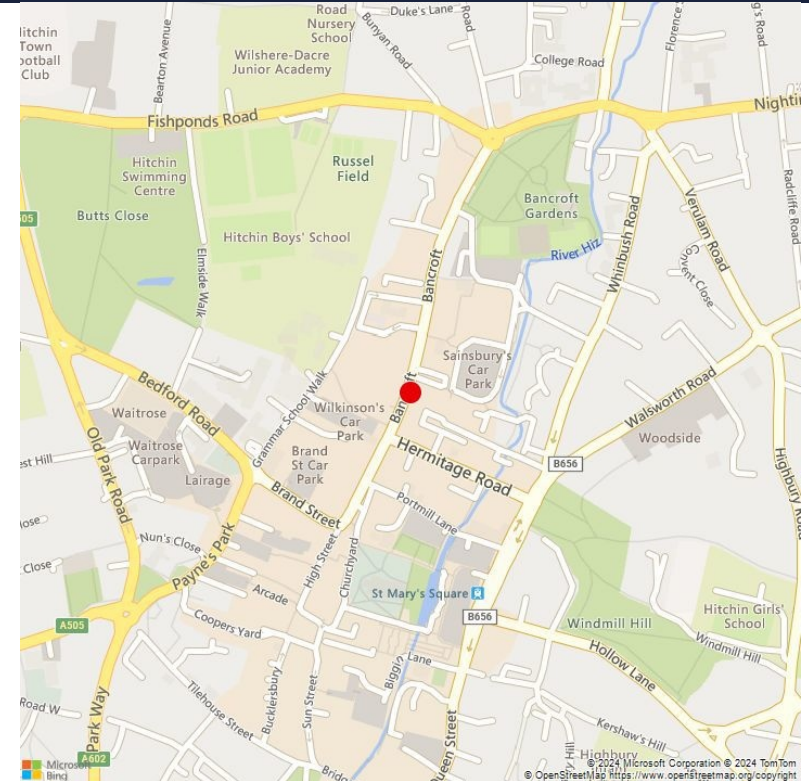
**Suite 6, 109 Bancroft, Hitchin, Hertfordshire, SG5 1NB**

Town Centre Office Suite and Store

Approx. 292 Sq Ft (27.13 Sq M)

**To Let**

# Suite 6, 109 Bancroft, Hitchin, Hertfordshire, SG5 1NB



## Description

Centrally located, second-floor office suite with shared facilities. There is an additional office directly above. The property has electric heating, an entry phone system and also benefits from an additional store accessed internally.

## Location

Situated in a prominent position within Hitchin town centre. Hitchin is a popular market town located just to the west of the A1(M) and within walking distance to the station with a good railway link to London.

## Floor Area

2nd Floor Office	208 Sq Ft	19.32 Sq M
3rd Floor Office	84 Sq Ft	7.8 Sq M
<b>Total</b>	<b>292 Sq Ft</b>	<b>27.13 Sq M</b>

## Rent

£4,150 per annum exclusive

## Terms

Available by way of a 12-month license.

Parking is available by way of a separate license at £60+VAT per space per calendar month.

## VAT

This property is no subject to VAT and therefore is not payable on the rent.

## Energy Performance Rating

E-124

## 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 be responsible for their own legal costs.

**Viewings**  
By appointment only with sole agents Aitchison Raffety  
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**AITCHISON RAFFETY**

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**INVESTORS IN PEOPLE**  
We invest in people Silver



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