



**AITCHISON  
RAFFETY**



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

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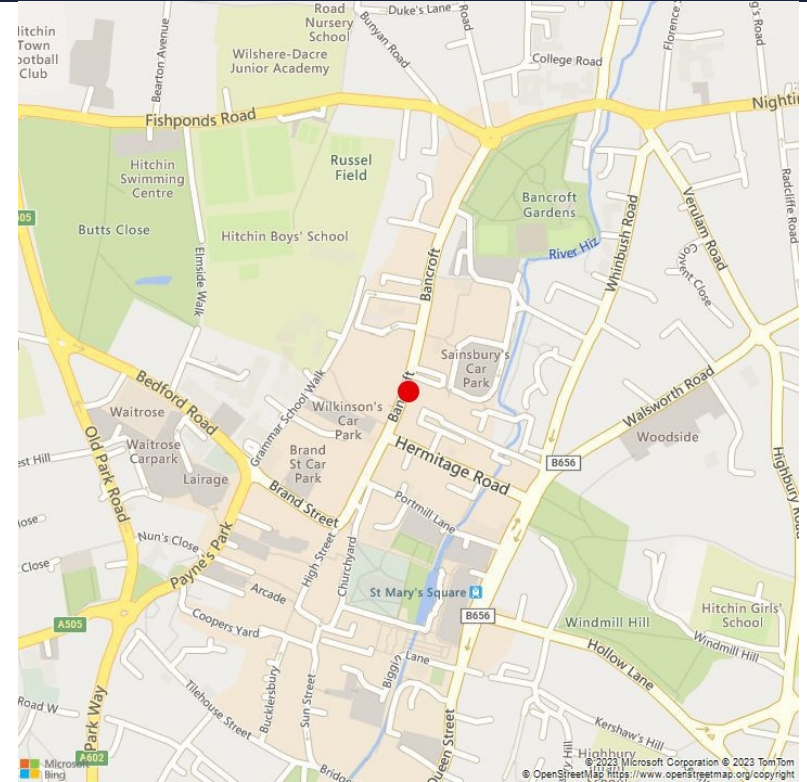
**Suite 5, 109 Bancroft, Hitchin, Hertfordshire, SG5 1NB**

Town Centre Office Suite and Store

Approx. 299 Sq Ft (27.78 Sq M)

**To Let**

# Suite 5, 109 Bancroft, Hitchin, Hertfordshire, SG5 1NB



## Description

Centrally located, second-floor office suite with shared facilities. The property has electric heating, 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

Office Suite	194 Sq Ft	18.02 Sq M
Store	146 Sq Ft	13.56 Sq M
<b>Total</b>	<b>299 Sq Ft</b>	<b>27.78 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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We invest in people Silver



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