

# To Let

Modern Office Building  
5,337 sq ft (495.8 sq m)



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

A 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.



NEWLY REFURBISHED

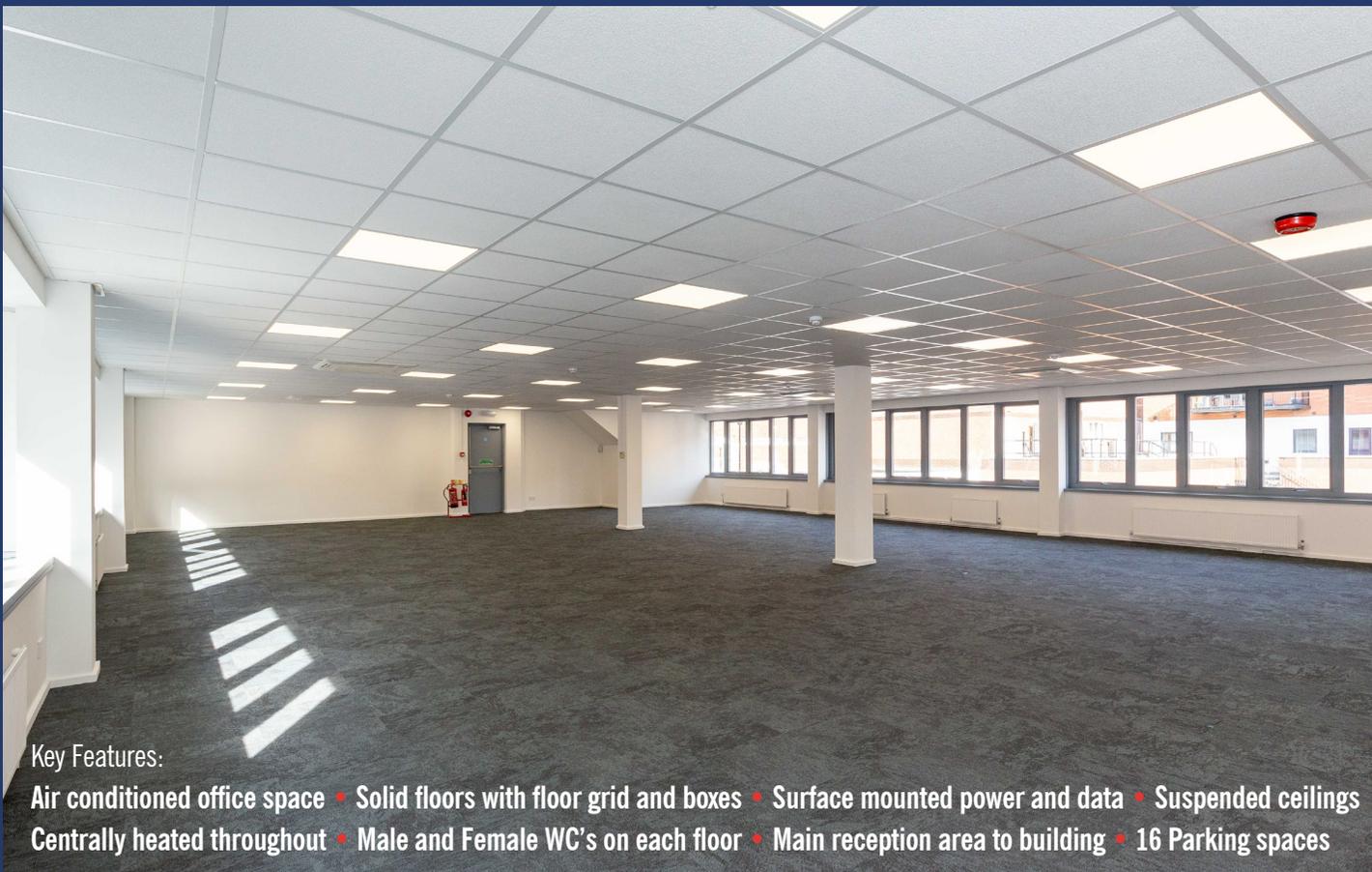


AIR CONDITIONED



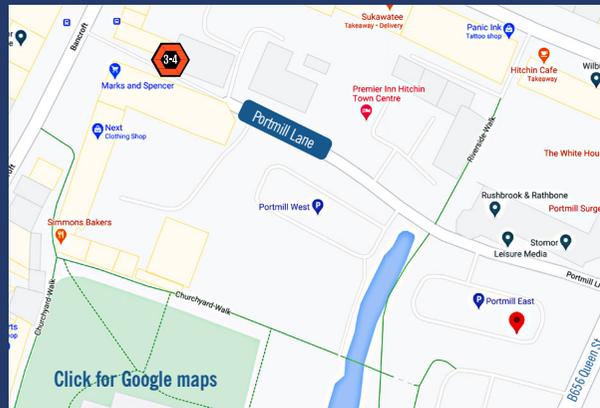
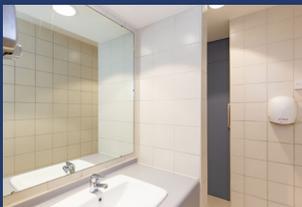
TOWN CENTRE OFFICES  
WITH CAR PARKING





**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



**Accommodation**

Ground floor	1,316 sq ft	122.25 sq m
First floor	2,210 sq ft	205.31 sq m
Second floor	1,811 sq ft	168.24 sq m
<b>Total</b>	<b>5,337 sq ft</b>	<b>495.80 sq m</b>

**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.

**Tenure**

A new full repairing and insuring lease for a term to be agreed with the tenant directly responsible for all internal and external repairs and redecoration throughout the term.

**Rental**

£69,000 pa exclusive.

**Rates**

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £63,500. The UBR for 2024/25 is 54.6p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

**Energy Performance Certificate (EPC)**

The Energy Performance Asset rating is C-51. Reference no: 0070-9204-0380-1280-4080.

**VAT**

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.



All within three minutes

M&S

NEXT

SUBWAY

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