



Freehold For Sale

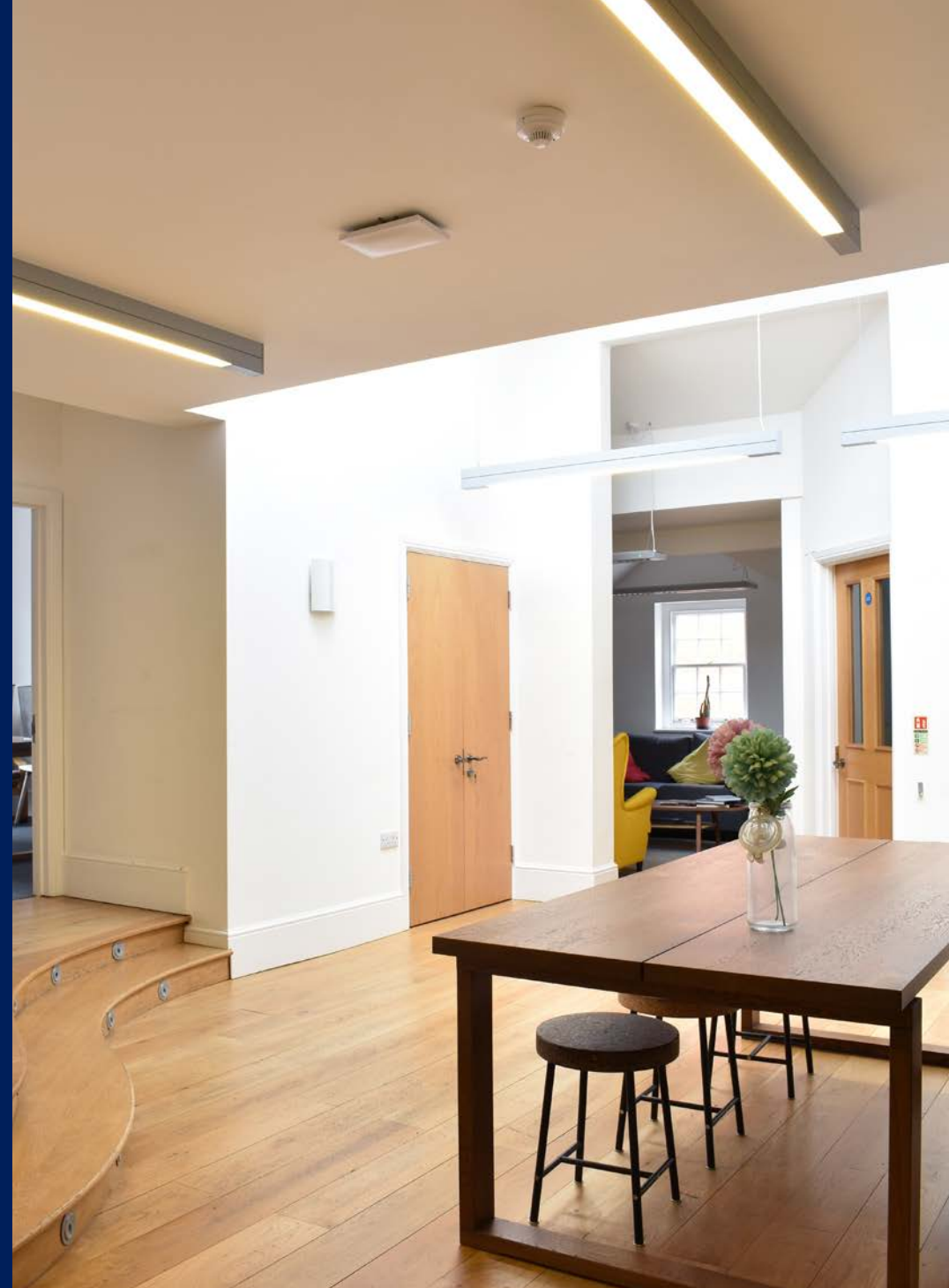
7 & 8 Portmill Lane Hitchin SG5 1DJ



High-quality Grade 2 listed offices featuring gated car parking, situated in the heart of Hitchin town centre. These offices have potential for conversion to residential use, with planning consent granted in 2021.

Summary

- Gated parking for 10 plus cars
- Prime Town Centre location
- Recently comprehensively refurbished to a high standard
- Preserved character features
- Equipped with security alarm and CCTV
- Air conditioning throughout
- 4-person passenger lift



The Property

Located in the heart of Hitchin, this prime office space offers a blend of historic charm and modern amenities. The Grade II listed building has been recently refurbished to a high standard, featuring a combination of open-plan areas and private meeting rooms, as well as a spacious kitchen and breakout area. Key features include gated parking for over ten cars, air conditioning throughout, a welcoming reception area, and a 4-person passenger lift. Preserved character features add a unique touch, while modern security systems, including a security alarm and CCTV, ensure a safe and secure working environment. This freehold property provides an excellent investment opportunity in a prime town centre location.

Planning

Anticipated Class E use. The property is Grade II listed. Planning permission and listed building consent were granted in February 2021 for change of use to residential comprising two 5 bed and one 3-bedroom houses. Copies can be provided on request.







Floor Area

	sq. ft	sq.m
Basement	503	46.7
Ground Floor	2,431	225.8
First Floor	2,115	196.4
Second Floor	1,074	99.7
Total	6,123	568.8

EPC
C-74

Terms
Available Freehold

Price
On Application

VAT
Subject to VAT



Location



The property is situated in the town centre with easy access to Hitchin train station. Hitchin is conveniently located with excellent transport links, providing easy access to London and major UK cities via the A1(M). Regular train services to London King's Cross are available in under 30 minutes. Hitchin boasts a thriving business community and has a diverse range of restaurants, cafés, and shops.



A1(M) junction 8 - 3.3 Miles
Central London - 37 Miles
Luton Airport - 9.7 Miles



Hitchin Train station - 15 minute walk



Contact

Viewing

Strictly by appointment through the joint agents.

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