



**AITCHISON
RAFFETY**



- Ground floor office
- Separate meeting room
- Entry phone system
- LED lighting
- Air conditioning
- Gas central heating
- Parking for up to 6 cars

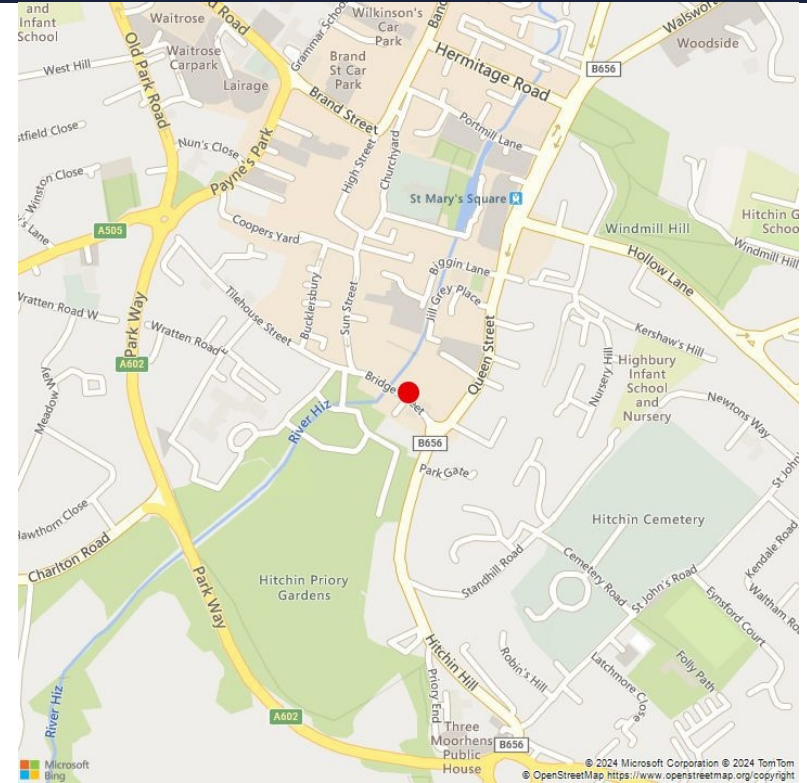
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The Maltings, Bridge Street, Hitchin, Hertfordshire, SG5 2DE

Ground Floor Town Centre Offices
Approx. 1,329 Sq Ft (123.46 Sq M)

To Let

The Maltings, Bridge Street, Hitchin, Hertfordshire, SG5 2DE



Description

The ground floor office in this prominent office building is available by way of a new lease.

The property benefits from secure parking to the rear, an entry phone system, LED lighting, air conditioning and gas central heating.

The suite is split into two rooms, each with its own Kitchenette and shared WC facilities.

There are a total of 6 allocated parking spaces.

Location

The premises are situated within Hitchin centre, All town centre facilities are within easy walking distance. Hitchin is well located being within easy reach of the A1 (M) M1 and M25.

Floor Area

Left hand suite	934 Sq Ft	86.77 Sq M
Right hand suite	395 Sq Ft	36.7 Sq M
Total	1,329 Sq Ft	123.46 Sq M

Rent

£22,600 per annum exclusive

Terms

Available by way of a new internal repairing and insuring lease.

Business Rates

From verbal enquiries, we understand the current rateable value is £19,500 with rates payable in the order of £9,555 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

C-69

Service Charge

There is a service charge which includes a contribution towards the external and communal parts repair and maintenance together, water rates, fire alarm maintenance, common part electricity, Please contact for more information.

Legal Costs

Each party is to pay their own legal costs.

Viewings

Strictly by appointment via the sole agents - Aitchison Raffety
01462 413990
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AITCHISON
RAFFETY



www.argroup.co.uk



INVESTORS IN PEOPLE
We invest in people Silver



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