



- Air conditioned
- CCTV Monitoring system
- Good natural light
- Excellent transport links
- Shared Kitchenette
- One parking space available

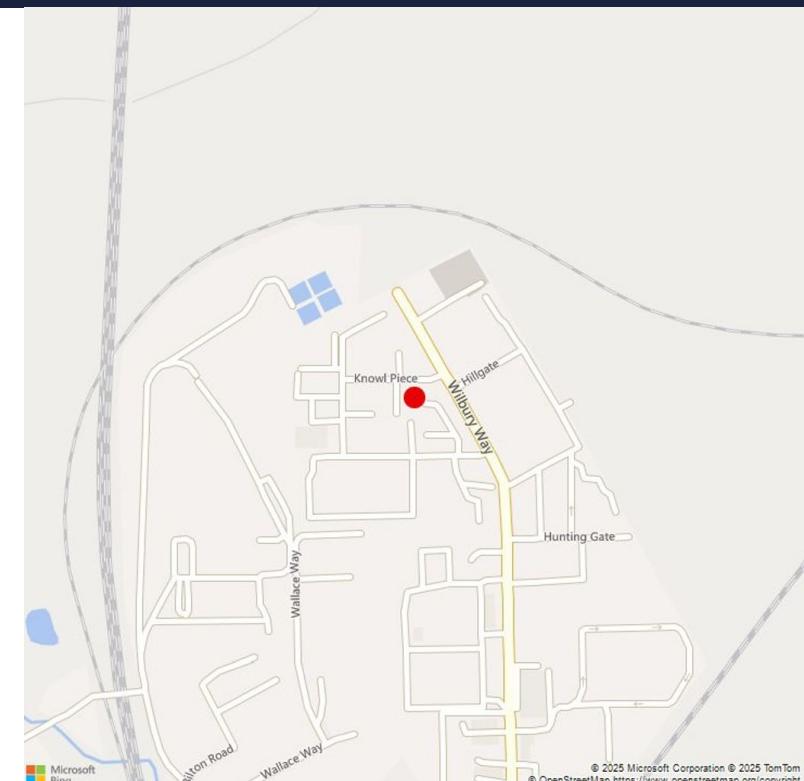
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Unit 10A+B, Knowl Piece Business Centre, Wilbury Way, Hitchin, SG4 0TY

Modern office suite

Approx. 356.55 Sq Ft (33.12 Sq M)

To Let



Description

Comprises a first floor suite within Knowl Piece Business Centre. Unit 10a+b encompass two separate rooms within the office, both benefiting from excellent natural light, modern strip LED lighting and air conditioning throughout.

The building includes CCTV security, a shared kitchenette, a communal meeting room and a passenger lift to all floors.

There is 1 car parking space allocated, however lots of parking available in the surrounding area.

Location

The property is located approximately one mile north of the town centre and roughly 0.75 of a mile from the mainline railway station, which offers regular services to London Kings Cross. The A1(M) junction 8 is approximately five miles to the east, providing connections to the M25 to the south and to the M1 and M6 via the A14 at Huntingdon to the north.

Legal Costs

Each party is to be responsible for their own legal costs.

Rent

£6,750 per annum exclusive

Terms

Available on a new lease with flexible terms, for a minimum of three years.

Business Rates

From verbal enquiries, we understand the current rateable value is £2,400. This property should qualify for small business rates relief.

VAT

This property is subject to VAT.

Energy Performance Rating

C-74

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. This figure is currently £500 per annum.

Electricity is metered separate per unit and charged in addition.

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