



- Modern first floor offices
- Available on flexible terms
- Suspended ceilings with inset LED lighting
- Perimeter data cabling
- Divided into a number of office rooms but could be altered depending on occupier requirements
- 3 parking spaces to the front

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Unit 7, North End Industrial Estate, Bury Mead Road, Hitchin SG5 1RT

First Floor Offices

Approx. 1,018 Sq Ft (94.57 Sq M)

To Let

Unit 7, North End Industrial Estate, Bury Mead Road, Hitchin, Hertfordshire, SG5 1RT



Description

Modern first floor offices currently divided into a number of rooms together with their own kitchen and WC but the layout can be altered to suit occupiers requirements. The offices benefit from suspended ceilings with inset LED lighting, cat v data cabling, gas central heating and door entry system.

Location

The property is prominently positioned on Bury Mead Road within the established industrial area of Hitchin. There is good access to the A1(M) and A505, both of which are within a short drive.

Floor Area

First Floor	1,018 Sq Ft	94.57 Sq M
Total	1,018 Sq Ft	94.57 Sq M

Rent

£16,290 per annum exclusive

Terms

Available on flexible terms from a minimum of 12 months.

Business Rates

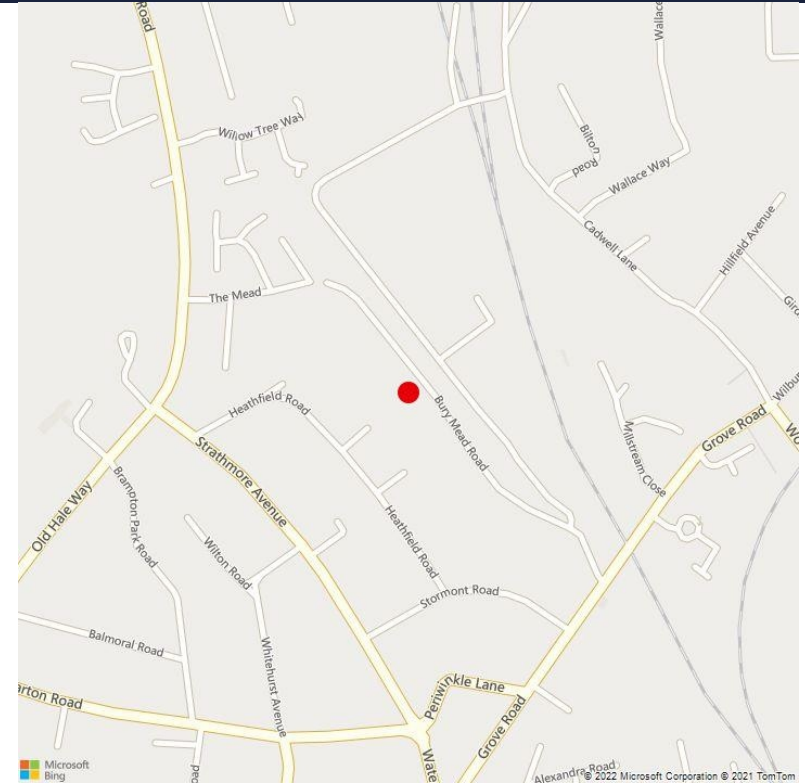
The offices qualify for small business rates relief which would reduce the amount payable to £0 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

Awaited



Viewings

Strictly by appointment via
the sole agents - Aitchison
Raffety 01727 843232
Hugo Harding
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www.argroup.co.uk



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