



- Air Conditioning
- Town Centre Location
- Available on a flexible licence
- Gas Central Heating
- Shared WC and Kitchen Facilities

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Suite 1, 107 Bancroft, Hitchin, Hertfordshire, SG5 1NB

Town Centre Office Suite

Approx. 505 Sq Ft (46.91 Sq M)

**To Let**

# Suite 1, 107 Bancroft, Hitchin, Hertfordshire, SG5 1NB



## Description

Centrally located, first floor office suite with shared facilities. The property benefits from gas central heating, entry phone system, A/C to one office. This suite also has the benefit from some second floor storage accessed internally. Available by way of 12 month licence

## Location

Situated in a prominent position within Hitchin town centre. Hitchin is a popular market town located just to the west of the A1(M) and within walking distance to the station with a good railway link to London.

## Floor Area

First Floor Office	505 Sq Ft	46.91 Sq M
<b>Total</b>	<b>505 Sq Ft</b>	<b>46.91 Sq M</b>

## Rent

£7,600 per annum exclusive

## Terms

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

## Business Rates

From enquiries, we understand that from April 2023 the rateable value is £5,800. This property should qualify for small business rates relief.

## VAT

This property is subject to VAT.

## Energy Performance Rating

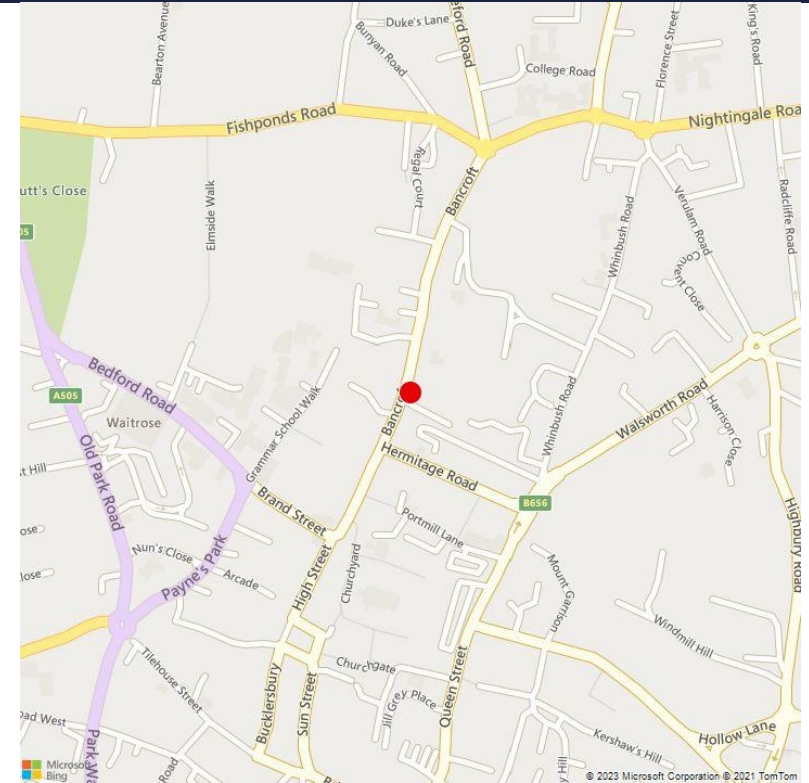
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## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

## Legal Costs

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



## Viewings

Strictly by appointment via the sole agents - Aitchison Raffety  
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