



AITCHISON RAFFETY



- Newly redecorated
- LED lighting
- Self-Contained
- Centrally Located
- Wealth of character features
- Door entry, security and fire alarm systems
- Kitchen and toilet facilities

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13 Bancroft, Hitchin, Hertfordshire, SG5 1JQ

First Floor Offices

Approx. 1,147 Sq Ft (106.56 Sq M)

To Let

13 Bancroft, Hitchin, Hertfordshire, SG5 1JQ



Description

Newly refurbished self-contained first floor character office space in the heart of Hitchin Town Centre. The offices are fitted to a high standard with new LED lighting, new electric panel heaters, cat v data cabling and fibre connection whilst retaining a number of character features. The property has a mix of open plan space, meeting rooms, directors office and server room.

Location

The premises are located on Bancroft which is in the heart of Hitchin town centre. Hitchin is a popular market town located just to the west of the A1(M) with the mainline railway station within walking distance providing a fast and frequent service to London (Kings Cross).

Floor Area

First Floor	1,147 Sq Ft	106.56 Sq M
Total	1,147 Sq Ft	106.56 Sq M

Rent

£18,950 per annum exclusive

Terms

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

Business Rates

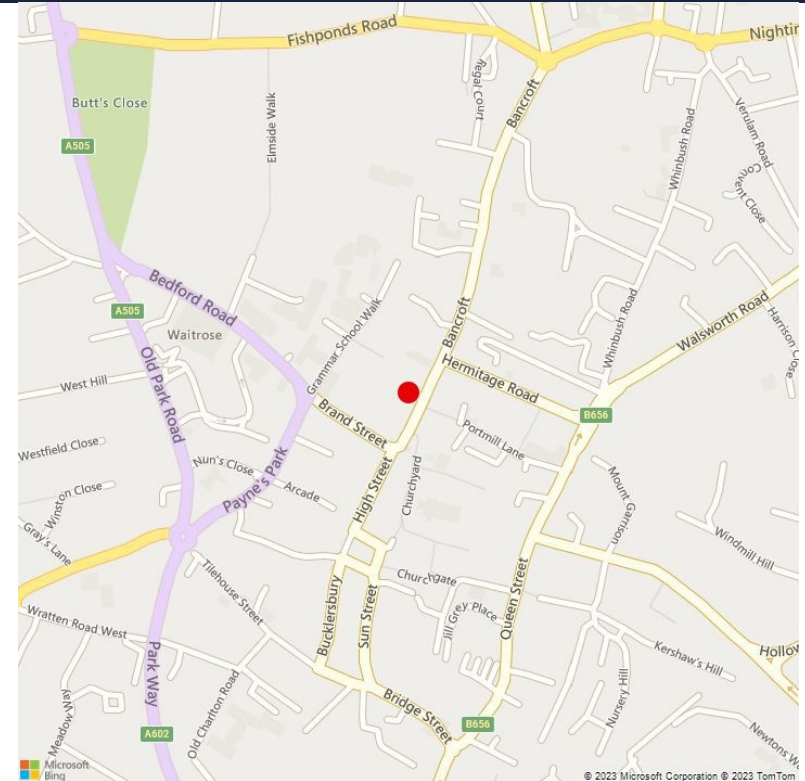
From verbal enquiries, we understand the current rateable value is £13,250 with rates payable in the order of £2,475 per annum.

VAT

This property is subject to VAT.

Energy Performance Rating

C-71



Viewings

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

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RICS

INVESTORS IN PEOPLE
We invest in people Silver



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