



**AITCHISON  
RAFFETY**



- Newly refurbished
- Newly refurbished shared kitchen facilities
- Lift
- LED lighting
- Air conditioning
- Gas Central Heating
- Mainly open plan space and 4 individual offices/meeting room.

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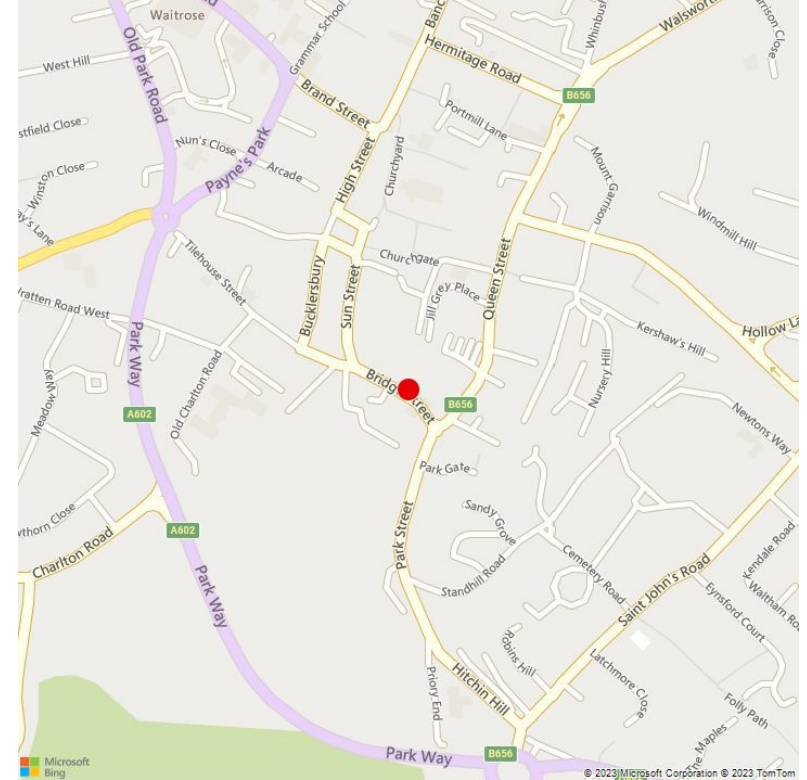
**The Maltings, Bridge Street, Hitchin, Hertfordshire, SG5 2DE**

**Town Centre Offices**

**Approx. 1,134 Sq Ft (105.35 Sq M)**

**To Let**

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



## Description

Newly decorated and upgraded suite, the property comprises of a second floor office suite, in prominent secondary location within the town centre. The property benefits from suspended ceilings, LED lighting, air conditioning, gas central heating, lift access, 3 parking spaces to the rear.

## 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

Second Floor Office	1,134 Sq Ft	105.35 Sq M
<b>Total</b>	<b>1,134 Sq Ft</b>	<b>105.35 Sq M</b>

## Rent

£19,400 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 £7,700. This property should qualify for small business rates relief.

## VAT

This property is subject to VAT.

## Energy Performance Rating

C-71

## 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  
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