

# PAYNES PARK HOUSE

Paynes Park, Hitchin, Herts, SG5 1EH



## GROUND FLOOR SELF-CONTAINED OFFICE

(Recently Refurbished)

1,304 sq ft (121.2 sq m)

**TO LET**

**Brown&Lee**  
Chartered Surveyors

T: 01438 316655  
W: [www.brownandlee.com](http://www.brownandlee.com)



## Location

Hitchin is a busy north Hertfordshire market town with a population of 35,842 as at the 2021 Census. The town is approximately 36 miles north of central London and lies on the A505 approximately 3 miles to the west of Junction 8 of the A1(M) and within 25 minutes' drive of the M25, thus providing fast and easy access to central London and the national motorway link. The M1 (Junction 10) at Luton is approximately 20 minutes driving time away.

Railway communications from Hitchin station provide a fast and frequent service to London Kings Cross (35 minutes) and in addition there is an InterCity service available to the north of England and Scotland by changing at Stevenage.

Hitchin's communications and attractive market town environment has attracted many companies to the area.

The property is located on Paynes Park a short walk for Hitchin Town Centre, where all major amenities can be found.

## Description

The property is Grade II Listed under entry number 1347595. The building has just been redecorated externally. The offices have recently been refurbished to a high standard with new lighting throughout and new kitchenette. The offices are over ground floor only and are made up of some open plan areas and other cellular offices. There is a carpark at the rear where parking can be arranged via a separate licence agreement. There are two separate WC's.

## Accommodation

The approximate net useable areas are as follows:

### Ground Floor

|         |             |            |
|---------|-------------|------------|
| Offices | 1,304 sq ft | 121.2 sq m |
|---------|-------------|------------|

### Total

|                        |             |            |
|------------------------|-------------|------------|
| Total net useable area | 1,304 sq ft | 121.2 sq m |
|------------------------|-------------|------------|

## Features

- Grade II Listed property.
- Refurbished offices
- Gas heating (New boiler)
- Town centre location
- LED Lighting
- Separate Kitchenette
- Two separate WC's
- Open plan and separate offices
- Parking at rear by separate arrangement.

## Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

## Rental

£21,750 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value from the 1<sup>st</sup> of April 2023 for the property on a combined basis are £14,250. The UBR for 2022/23 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

## VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

**Brown & Lee**  
Chartered Surveyors

For further information, please contact: Daniel Musgrove

T: 01438 794586

E: [daniel.musgrove@brownandlee.com](mailto:daniel.musgrove@brownandlee.com)

M: 07966 144131

W: [www.brownandlee.com](http://www.brownandlee.com)

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref:

In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.

All prices and rentals are quoted exclusive of VAT | Regulated by RICS

