



47A BANCROFT

Hitchin
Hertfordshire
SG5 1LA



TO LET.

**INDIVIDUAL TOWN CENTRE OFFICE SUITE AND SECOND FLOOR STORAGE SPACE IF NEEDED
ALL INCLUSIVE RENTAL TO INCLUDE UTILITIES**

219 SQ FT - 658 SQ FT
(20.39 SQ M - 61.12 SQ M)



For further information please contact: **Halli Rutter**

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Location:

The property is situated within Hitchin town centre and within walking distance of Hitchin station providing a fast and frequent service to Kings Cross (35 minutes) and in addition, there is an Intercity service available to the north of England and Scotland by changing at Stevenage.

Junction 8 of the A1(M) is approximately 10 miles drive from Hitchin Town Centre, whilst Luton Airport is approximately 20 minutes driving time away from the property.

Description:

The property is a Grade II listed building situated at the northern end of Bancroft providing predominantly ground and first floor office space. The available suites are accessed via a separate gated entrance to the right-hand side of the property and are located to the front of the building.

The first-floor suite available provides open plan office space with new carpets, fluorescent lighting and storage area. There is a communal kitchen and shared WC's.

Further storage area at second floor is available.

Accommodation:

The approximate net useable areas are as follows:

First Floor

Office	439 sq ft	40.85 sq m
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Second Floor

Storage	197 sq ft	18.31 sq m
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Features

- Grade II listed
- Town centre location
- Kitchenette
- WC's
- Newly carpeted

Tenure

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

Rental

£805 per month

The above Includes rental, service charge, utilities and business Insurance, but excludes business rates.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £TBC. The UBR for 2023/24 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

Our client has confirmed that no VAT is applicable.

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.

