



# TO LET

**3 - 4 Portmill Lane, Hitchin Hertfordshire, SG5 1DJ - A three storey office building.**

3-4 Portmill Lane comprises a modern three storey office building with car park to the rear. It benefits from pedestrian access to the front and vehicle access to the rear. The property has undergone a comprehensive refurbishment including full redecoration throughout including new floor coverings.



**TO LET | 5,337 sq ft (495.8 sq m) NEWLY REFURBISHED, AIR CONDITIONED,  
TOWN CENTRE OFFICES WITH CAR PARKING**

**Key Features:** Air conditioned office space • Solid floors with floor grid and boxes • Surface mounted power and data • Suspended ceilings • Centrally heated throughout  
Male and Female WC's on each floor • Main reception area to building • 16 Parking spaces





## Accommodation

Ground floor	1,316 sq ft	122.25 sq m
First floor	2,210 sq ft	205.31 sq m
Second floor	1,811 sq ft	168.24 sq m
<b>Total</b>	<b>5,337 sq ft</b>	<b>495.80 sq m</b>



All within three minutes

M&S next SUBWAY



## Location

Hitchin is an attractive market town, located 35 miles north of London and is situated 2 miles west of Junction 8 of the A1(M). The town benefits from direct rail links to London with the fastest journey time to London's King's Cross (32 minutes). Luton Airport is approximately 8 miles to the west.

The property is located in the town centre and is a short distance walk to all the town's facilities. Access is via Portmill Lane and Bancroft.

## Tenure

A new full repairing and insuring lease for a term to be agreed with the tenant directly responsible for all internal and external repairs and redecoration throughout the term.

## Rental

Available on request.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £60,000. The UBR for 2020/21 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.

## Service Charge

A service charge is applicable. Price on application.

## Energy Performance Certificate (EPC)

The Energy Performance Asset rating is D-79. Reference number: 0780-0039-9189-9127-6002.

## 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.

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: 8989 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

**BROWN & LEE**  
Property Consultants

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)



For further information, please contact:  
**Hannah Niven** T: 01462 434455 E: [hannah.niven@argroup.co.uk](mailto:hannah.niven@argroup.co.uk)  
M: 07816 175553 W: [www.argroup.co.uk](http://www.argroup.co.uk)