



## ICKLEFORD MANOR

Turnpike Lane  
Hitchin  
Hertfordshire  
SG5 3XD



# TO LET.

**INDIVIDUAL OFFICE SUITE AT AN ALL INCLUSIVE RATE**

171 SQ FT (15.8 SQ M)



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

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### Location:

Ickleford is a large village (population 1,848 - 2001 Census) situated on the northern outskirts of Hitchin in North Hertfordshire. It lies on the west bank of the River Hiz and to the east of the main A600 road, linking Hitchin to the southeast with Bedford to the northwest.

The village has its own primary school, a village store and a number of public houses. More extensive facilities are available at nearby Hitchin.

The property is accessed from Bedford Road to Turnpike Lane where it can be found on the southern side approximately 50m from the roundabout.

### Description:

The property, set in its own grounds in a semi-rural location, is a converted period building providing commercial and office accommodation on separate suites over ground floor and first floor.

### Accommodation:

The approximate net useable areas are as follows:

#### First Floor

Office 1	171 sq ft	15.8 sq m
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### Features

- Security system
- Ample parking available
- WC facilities
- Shared kitchen facilities
- Air-source heat pump

### Tenure

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

Rent includes parking, electricity and heating (the property benefits from new environmentally friendly air source heat pump system) intruder and fire detection systems, general and garden maintenance, cleaning of common parts and rubbish removal.

\*All-inclusive rental excludes business rates and IT/Telecoms

### Rental

£300 per month, exclusive.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://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)

Asset rating C-53. Reference no: 8586-2780-6002-7292-8463.

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 Commercial Property Consultants LLP**

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref no:

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.





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In association with: Brown & Lee Aylesbury.

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