

**SUITE 1, 107 BANCROFT**



Hitchin  
Hertfordshire  
SG5 1NB



**TO LET.**

**FIRST FLOOR TOWN CENTRE OFFICES IN PROMINENT LOCATION  
AVAILABLE ON FLEXIBLE TERMS**

505 SQ FT (46.91 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 Train Station, providing a fast and frequent service to London Kings Cross (35 minutes) and in addition, there is an Intercity service 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' drive from the property. Hitchin is a popular Market Town which benefits from local occupiers and nationals, such as Starbucks, Subway and M&S.

## Description

The property is located in a prominent position in Hitchin Town Centre. The property benefits from air conditioning and second floor storage.

## Accommodation

Suite 1	505 sq ft	46.91 sq m
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## Features

- Town Centre location
- Shared WCs and kitchen facilities
- Entryphone system
- Flexible terms

## Tenure

Our clients are able to offer a 12 monthly Licence,

## Rental

£7,600 per annum, exclusive.

## Service Charge

There is a contribution towards the external and communal parts. Please enquire for details.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £5,800. 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)

Energy Performance Asset Rating is E-119.

The Certificate Number is: 7091-7147-7168-6244-4701.

## 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.

