

2 WALSWORTH ROAD

Hitchin
Hertfordshire
SG4 9SP



TO LET.

GROUND TOWN CENTRE OFFICE SUITE AVAILABLE

847 SQ FT (78.7 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 a three-storey detached old character building offering a modern ground floor open plan office suite. There is a refurbished meeting space at the property available on a first come first served basis. Central heating, shared kitchenette and WC facilities are available.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Office 1	847 sq ft	78.7 sq m
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Features

- Town centre location
- Modern refurbished office space
- LED lighting
- Shared kitchenette and WC facilities
- Meeting space available
- Paid parking available in NCP car park at rear of premises
- Public parking opposite subject property

Tenure

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

Rental

£13,552 per annum exclusive

Service Charge

£7,190 per annum, exclusive

Service Charge includes heating, reasonable use of electric, water and twice weekly cleaning of office space and communal areas.

Tenants will be required to organise their own broadband/internet.

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.

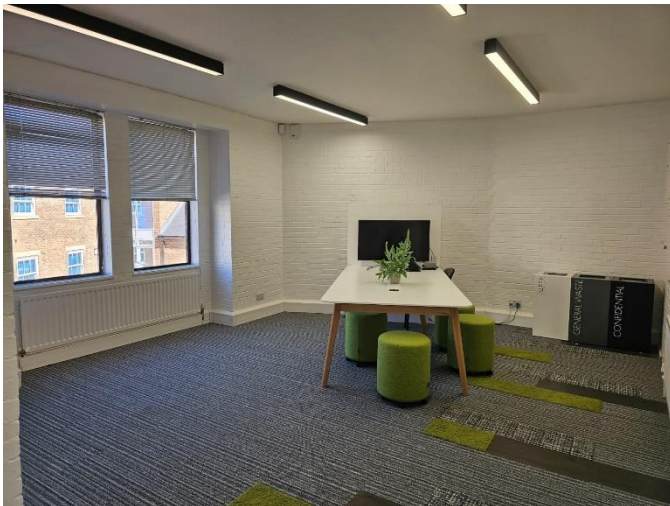
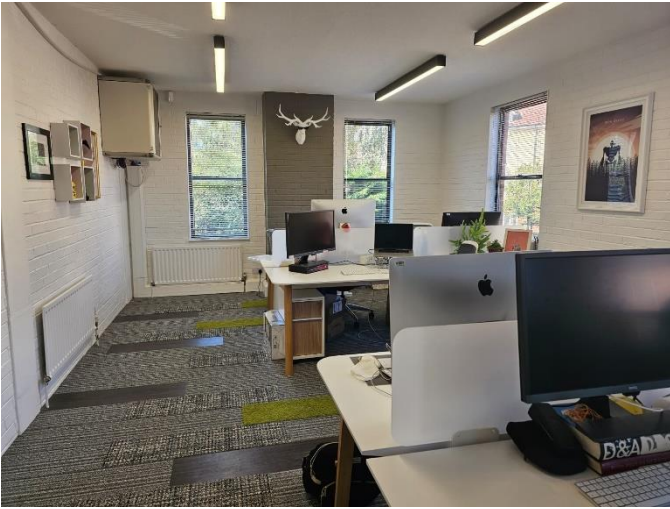
VAT

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

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| 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.

