

13 BANCROFT



Hitchin
Hertfordshire
SG5 1JQ



TO LET.

**FIRST FLOOR OFFICES LOCATED IN PROMINENT POSITION OF
THE TOWN CENTRE**

1,147 SQ FT (106.56 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 Grade II Listed Building situated at the southern end of Bancroft. The first floor suite provides large, individual offices with refurbished WCs, new LED lighting and fibre connection.

Accommodation

First Floor Suite	1,147 sq ft	106.56 sq m
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Features

- Grade II Listed
- Town Centre location
- Kitchenette
- Refurbished WCs
- LED lighting
- Character building with timber framing

Tenure

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

Rental

£18,950 per annum, exclusive.

Service Charge

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

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £13,250. 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 C-71.

The Certificate Number is: 4121-1596-4581-5055-6751.

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.

