

8 WEST ALLEY



Hitchin
Hertfordshire
SG5 1EG



TO LET.

**REFURBISHED FIRST FLOOR TOWN CENTRE OFFICE
ACCOMMODATION**

1,271 SQ FT (118.07 SQ M)



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Location

Hitchin is a busy north Hertfordshire market town with a population of 35,842 as at the 2021 Census. The town is approximately 36 miles north of central London and lies on the A505 approximately 3 miles to the west of Junction 8 of the A1(M) and within 25 minutes' drive of the M25, thus providing fast and easy access to central London and the national motorway link. The M1 (Junction 10) at Luton is approximately 20 minutes driving time away.

Railway communications from Hitchin station provide a fast and frequent service to London Kings Cross (35 minutes) and in addition there is an InterCity service available to the north of England and Scotland by changing at Stevenage.

The property is located on Paynes Park a short walk for Hitchin Town Centre, where all major amenities can be found.

Description

The property is Grade II Listed under entry number 1347595. The first-floor office is available and has recently been refurbished to a high standard with new lighting throughout and new kitchenette, WCs and carpets. The offices are over first floor only and are made up of cellular offices. There is a carpark at the rear where parking can be arranged via a separate licence agreement.

Accommodation

The approximate net useable areas are as follows:

First Floor

Reception	168 sq ft	15.60 sq m
Kitchen	101 sq ft	9.38 sq m
Office 1 – 2	379 sq ft	35.20 sq m
Office 3	79 sq ft	7.33 sq m
Office 4	176 sq ft	16.35 sq m
Office 5	160 sq ft	14.86 sq m
Office 6	124 sq ft	11.51 sq m
Office 7	84 sq ft	7.80 sq m

Total

Total net useable area	1,271 sq ft	118.07 sq m
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Features

- Grade II Listed
- Town centre location
- Recently refurbished
- Gas heating
- LED lighting
- New carpets
- Parking at rear by separate arrangement

Tenure

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

Rental

£21,600 per annum, exclusive.

Parking

2 Parking spaces can be provided at the rear of the property on a separate licence at £20 per week plus VAT.

Service Charge

The landlord will not run a formal service charge. Costs for repair and maintenance of common or external areas of the property will be recovered on an ad-hoc basis.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is TBC. The UBR for 2025/26 is 55.5p 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.

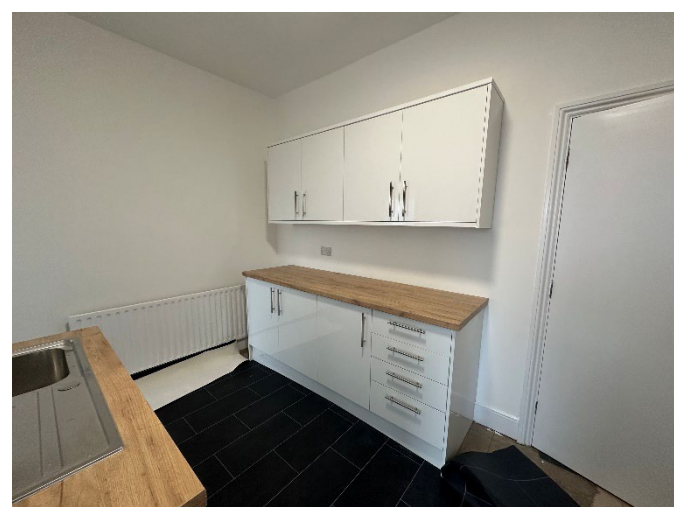
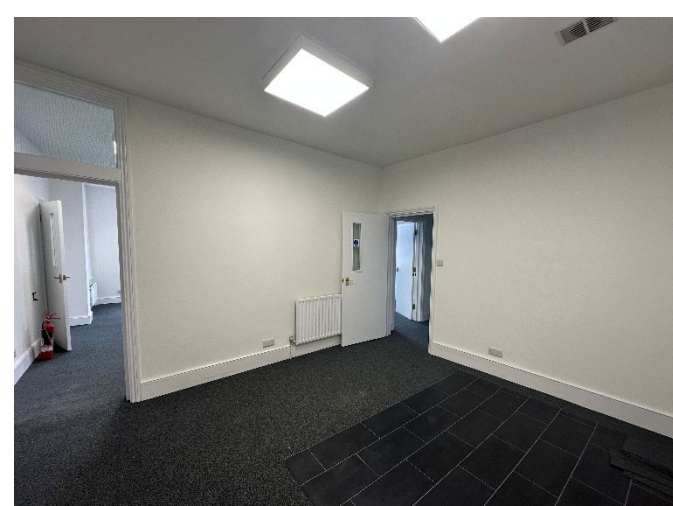
VAT

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





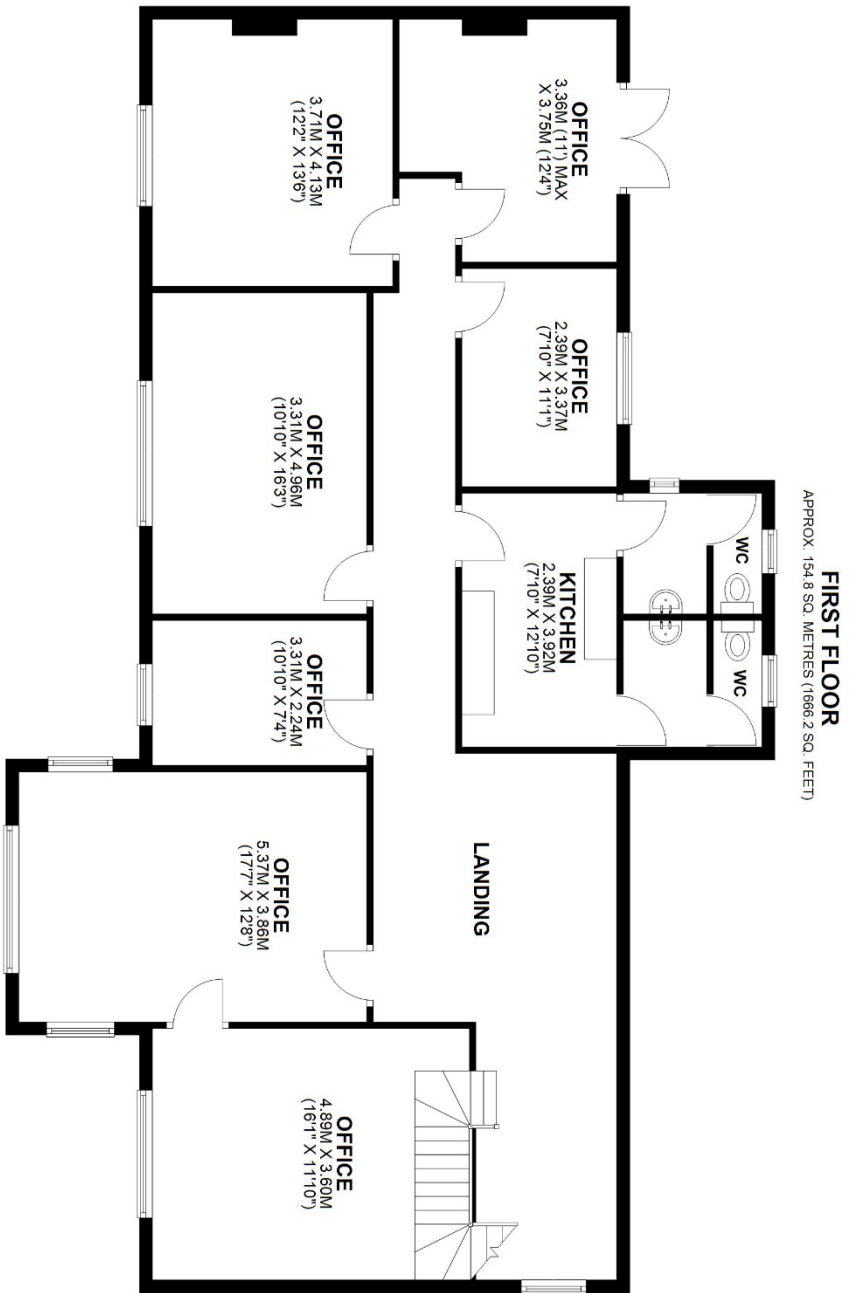
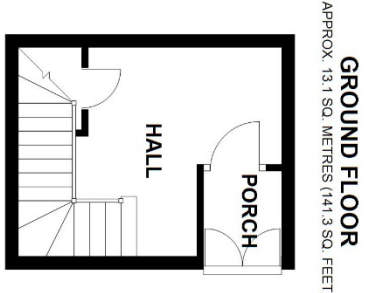
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| Ref No: 14051E

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.





TOTAL AREA: APPROX. 167.9 SQ. METRES (1807.5 SQ. FEET)

