

ICKLEFORD MANOR



Turnpike Lane
Hitchin
Hertfordshire
SG5 3XD



TO LET.

INDIVIDUAL OFFICE SUITE AT AN ALL-INCLUSIVE RATE

351 SQ FT (32.6 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 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 in separate suites over ground and first floor.

Accommodation

The approximate net useable areas are as follows:

First Floor

Office 2	351 sq ft	32.6 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

£730 per month, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £4,4000. 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)

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

A copy of the EPC is available upon request.

VAT

The Landlord has confirmed VAT is not payable on the rent.

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.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



Brown & Lee Commercial Property Consultants LLP

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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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