



**TWO SMALL OFFICE ROOMS AVAILABLE ON A  
FLEXIBLE BASIS  
145 - 290 SQ FT**

**Rent: £795.00 per calendar  
month**

Bracey House The Cam Centre  
Wilbury Way  
Hitchin  
Hertfordshire  
SG4 0TW

# BRACEY HOUSE THE CAM CENTRE, WILBURY WAY, HITCHIN, HERTFORDSHIRE, SG4 0TW

## Location

Hitchin is a very attractive Hertfordshire market town on the fast A505 dual carriageway approximately 5 miles west of Stevenage (A1 (M) Junction 8) and 10 miles east of Luton (M1 Junction 10/11).

It has an individual character with an attractive town centre.

London Luton Airport is particularly convenient.

There is a fast-electrified service to London Kings Cross / St Pancras (approx. 35 mins).

The property is located within the main commercial area located to the north west of the town prominently fronting the main estate road.

## Accommodation

Bracey House comprises a two-storey fully fitted office building with car parking at the front and rear.

It is a business centre divided into a number of small office suites which are available on a flexible basis.

Features include:

- Communal kitchen
- Meeting room
- CCTV in communal areas
- 24-hour access
- Good on-site parking
- Networking opportunities



For further information please contact Daniel Hiller (d.hiller@davies.uk.com) or Clay Davies (c.davies@davies.uk.com) at Davies & Co or telephone 01707 274237

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## Sq Ft

Suite 3	145
Suite 5	145
<b>TOTAL</b>	<b>290</b>

## Tenure

Available on a very flexible rolling 1-monthly agreement which are all inclusive except rates.

In addition, use of internet connections and a cloud-based phone system are immediately available at extra cost.

Otherwise the all-inclusive costs are as follows:

## Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). No rates are payable if this is the occupiers only commercial property under the the zero small business threshold.

## Other Information

EPC: Category E (106).

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.