

TO LET

593 Sq Ft (55.09 Sq M)

- Town Centre Location
- Second Floor office suite
- Recently redecorated
- LED Lighting, electric heating



16A Brand Street
Hitchin, SG5 1JE



LOCATION

- Situated in a prominent position within Hitchin town centre.
- Nearby occupiers include B and M, Granello Lounge, Santander and Country Properties.
- Hitchin is a popular market town located just to the west of the A1(M) and within walking distance to the station with a good railway links to London

 what3words

///trend.case.hers

 Google Maps

Click here



DESCRIPTION

- A centrally located second floor office on Brand Street in Hitchin.
- The property has a shared kitchen and WC with the first floor office.
- This property benefits from LED lighting, UPVC sash windows, suspended ceilings, entry phone system and electric heating.

TERMS

Available by way of a new FRI/IRI lease for a term to be agreed at a rent of £10,650 . VAT is payable



ACCOMMODATION

Total	55.09 SQ M	593 SQ FT
--------------	-------------------	------------------

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-90


Business Rates: The rateable value is £3,600. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

CONTACT:

 **HANNAH NIVEN**
[07425244396 hannah.niven@kirkbydiamond.co.uk](mailto:hannah.niven@kirkbydiamond.co.uk)

 **CHRIS RICHARDS**
[07983 775684 chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)