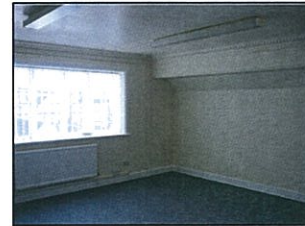




**SECOND FLOOR OFFICES  
MANOR COURT  
26B BANCROFT  
HITCHIN  
HERTFORDSHIRE**

**TO LET 1575 SQ FT** *(includes spacious landing and entrance lobby)*



**Location**

Hitchin is a busy North Hertfordshire market town located some 35 miles north of London. It is conveniently situated for the M1 and the A1 which are within 10 miles and 5 miles respectively. Excellent rail communications are provided to London Kings Cross from Hitchin's mainline railway station providing a journey of just over 30 minutes. Luton International Airport is some 8 miles distance.

## Description

The property comprises a period style building set within a secluded and secure courtyard close to the Town Centre. Being located at second floor, the suite is accessed via a fairly grand entrance door at ground floor with a spacious entrance hall and staircase.

## Features

- Male and Female WCs
- Carpeting throughout
- Gas fired central heating
- Vertical window blinds
- Entry phone system
- Fluorescent lighting
- 2 allocated car parking spaces within courtyard – gates closed after 5.30pm to enhance security but tenants supplied with keys for access.

## Terms

The premises are available on a new lease for a term to be agreed. Commencing rental to be £12,250 per annum exclusive. This is subject to VAT at the prevailing rate.

## Service Charge

There is a service charge which **INCLUDES**: Buildings insurance, gas heating throughout, electricity throughout, car park/access way maintenance, cleaning of common parts, accountancy/auditing charges and water (zero vat rated), equating to £2.30 per sq ft approx for the current year. Tenants will be required to pay £200 per month on account. Internal and external decoration is also arranged by the landlord and chargeable only in the year this is carried out. With the exception of water, these are subject to Vat at the prevailing rate.

## Rates

We understand from the Valuation Office Agency website that the property has a rateable value of £9,700 and the Small Business Relief Rate of 40.7p in the £ for 2010/11 will apply. Rates payable may be subject to transitional arrangements, which should be verified with the charging authority. Assessments may be subject to appeal.

**Legal costs** - Each party to be responsible for their own legal costs in the matter.

**Viewing** - Strictly by prior appointment please through the agents **AITCHISON RAFFETY: 01462 434455**  
**PAUL QUIN / PHILIP RICHARDS** [Paul.Quin@argroup.co.uk](mailto:Paul.Quin@argroup.co.uk) / [Philip.Richards@argroup.co.uk](mailto:Philip.Richards@argroup.co.uk)

### IMPORTANT NOTICE

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