

THE HITCHIN PROPERTY TRUST LTD
THE MALTINGS, BRIDGE STREET, HITCHIN, HERTS SG5 2DE
TEL: 01462 435888

**OFFICE SUITE
TO LET
39A HERMITAGE ROAD, HITCHIN, HERTS SG5 1BY**

LOCATION	<p>The attractive historic market town of Hitchin is located in Hertfordshire, 3 miles east of the A1(M) and 35 miles north of London. Luton International Airport and the M1 are approximately 10 miles south west on the A505 and the mainline rail journey time to London Kings Cross takes approximately 35 minutes.</p> <p>The offices are in a town centre location on the north side of Hermitage Road</p>
ACCOMMODATION	<p>The property comprises a suite of five offices over first and second floors having a total nett area of approximately 1070 sq ft (99.40 sq m) split 535 sq ft (49.70 sq m) per floor.</p>
USAGE	<p>The premises have Class A2 Planning Permission.</p>
LEASE	<p>The premises are to be let on a new 3 to 9 year IRI lease.</p>
RENT	<p>A commencing rent of only £12,300 per annum.</p>
RATES	<p>Rateable Value £7,500; Rates Payable (2009/2010) £3,638.00; If you are eligible for Small Business Relief, we estimate your liability will be £2,706.00.</p>
PARKING	<p>Public parking is available nearby. In addition, there is a private car park at the rear of the premises where there may be spaces available for a weekly charge.</p>
VIEWING	<p>Viewing by appointment only, strictly through the offices of The Hitchin Property Trust Ltd.</p>

These particulars are provided on the understanding that they do not form any part of any contract, that no warranty is given or implied as to the accuracy of any information given herein or otherwise, that anyone acquiring an interest in the property will rely on their own inspection and enquiries and that all negotiations are conducted through The Hitchin Property Trust Ltd. In particular the figures for Business Rates are as verbally informed by the Local Rating Authority and should be verified with the same.