

Office Suites  
Approx. 391 ft<sup>2</sup> (36.2m<sup>2</sup>)

**AITCHISON  
RAFFETY**



## 109 Bancroft, Hitchin To Let

- Town Centre position
- Own entrance door
- Second floor office suite
- Self contained office and storage area



RICS



INVESTORS IN PEOPLE



T: 01462 434455  
Email: [Hannah.niven@argroup.co.uk](mailto:Hannah.niven@argroup.co.uk)

[www.argroup.co.uk](http://www.argroup.co.uk)

17b Hermitage Road, Hitchin, Hertfordshire SG5 1BT

Suites 6  
109 Bancroft  
Hitchin  
Hertfordshire  
SG5 1NB

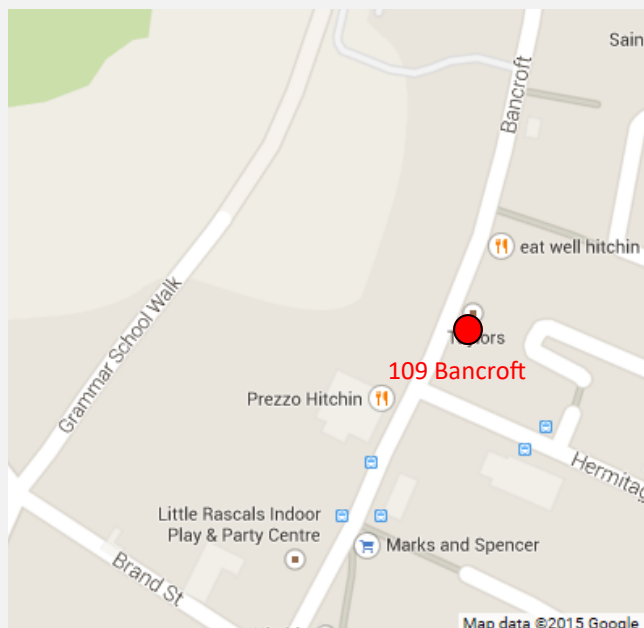


## Description

The property comprises one room on the second floor level with additional storage on the third floor of a town centre building in the heart of Hitchin town centre. The suite offers good quality office accommodation.

## Location

The premises are located within Hitchin town centre. Hitchin is a popular market town located just to the west of the A1(M) with an electrified railway link to London. The town centre has held up well despite current economic situation with relatively little vacancy.



## Floor Area

The approximate net internal floor area:

Suite 6 incl. storage 312 sq ft

## Rent

Suite 6 £3744 per annum exclusive

## Terms

The premises are available by way of new Internal Repairing and Insuring lease.

## Business Rates

According to the Valuations Office Agency website the rateable value is £2150 (suite 6)

## Energy Performance Rating

TBA

## Service Charge

There is a service charge on the premises.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Viewings

Strictly by appointment via the sole agents.

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