



- Prime Town Centre location
- Grade A offices
- Newly Refurbished
- Open plan accommodation
- Detached three-storey building
- Male and Female WCs
- Gas Central Heating
- Suspended ceiling with recessed LED lighting
- Air conditioning on 2nd floor
- 10 Parking Spaces

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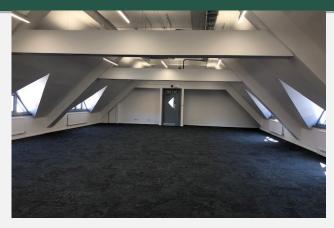
3-4 Portmill House, Portmill Lane, Hitchin, SG5 1DJ

Detached office building.

Approx. 495.80 sq m (5,337 sq ft)

TO LET

3-4 Portmill House, Portmill Lane, Hitchin, Hertfordshire SG5 1DJ





The property comprises an attractive detached office building in the heart of the town centre. The office has been refurbished to a high standard. There are 10 parking spaces available.

Location

The premises are located within Hitchin town centre less than two minutes walk from the High Street, and within walking distance to Hitchin Station. Hitchin is a popular market town located just to the west of the A1(M).

Floor Area

The approximate gross internal floor area:

 Ground Floor
 1,316 sq ft
 122.3 sq m

 First Floor
 2,210 sq ft
 205.3 sq m

 Second Floor
 1,811 sq ft
 168.2 sq m

 Total
 5,337 sq ft
 495.8 sq m



Lease

By way of a new full repairing and insuring lease for a term to be agreed.

Rent

£82,500 per annum

Service Charge

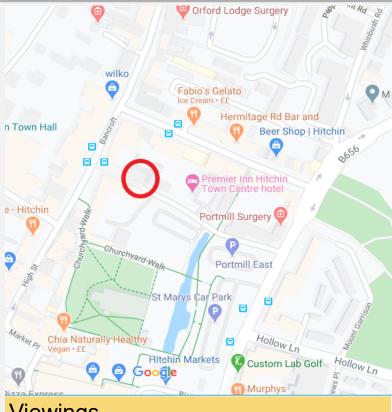
On request

Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value is £60,000 pa with rates payable of approximately £30,240 pa.

Energy Performance Rating - C 51

VAT - all prices quoted will be subject to VAT



Viewings

Strictly by appointment via the joint agents.

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