

Braceys House Hitchin SG4 0TW

To Let

Two Small Office Rooms Available on a Flexible Basis

Both 145 Sq Ft



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O43-5

Braceys House, The Cam Centre Wilbury Way, Hitchin SG4 0TW

LOCATION

Hitchin is a very attractive Hertfordshire market town on the fast A505 dual carriageway approximately 5 miles west of Stevenage (A1 (M) Junction 8) and 10 miles east of Luton (M1 Junction 10/11).

It has an individual character with an attractive town centre.

London Luton Airport is particularly convenient.

There is a fast-electrified service to London Kings Cross / St Pancras (approx. 35 mins).

The property is located within the main commercial area located to the north west of the town prominently fronting the main estate road.

DESCRIPTION

Bracey House comprises a two-storey fully fitted office building with car parking at the front and rear.

It is a business centre divided into a number of small office suites which are available on a flexible basis.

Features include:

- Communal kitchen
- Meeting room
- CCTV in communal areas
- 24-hour access
- Good on-site parking
- Networking opportunities

APPROX. (NET INTERNAL) FLOOR AREAS

Suite 3: 145 sq foot - £395+VAT per month
Suite 5: 145 sq foot - £395+VAT per month

TERMS

Available on a very flexible rolling 1-monthly agreement which are all inclusive except rates.

In addition, use of internet connections and a cloud-based phone system are immediately available at extra cost.

Otherwise the all-inclusive costs are as follows:

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). No rates are payable if this is the occupiers only commercial property under the the zero small business threshold.

AVAILABILITY

Immediate.

ENERGY PERFORMANCE CERTIFICATE

Category E (106).

INSPECTION

For further information please contact Daniel Hiller (d.hiller@davies.uk.com) or Clay Davies (c.davies@davies.uk.com) at Davies & Co or telephone 01707 274237.

NOTE

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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