

TO LET

FIRST FLOOR OFFICES

137.03 Sq M (1,475 Sq Ft)



3 BURY MEAD ROAD HITCHIN SG5 1RT

See important notice overleaf

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3 BURY MEAD ROAD HITCHIN SG5 1RT

DESCRIPTION & SITUATION

The available suite comprises the whole of the first floor of this two storey property and is currently divided to provide an open plan area together with five private offices.

The building is situated at the entrance to Bury Mead Road some half a mile from the Town Centre and three quarters of a mile from the main line station offering a fast and frequent service to London Kings Cross (approximately 35 mins). Hitchin is located some five miles from junction 8 of the A1M north west of Stevenage. Access to junction 10 the M1 is via Luton on the A505. Luton Airport is circa ten miles west of Hitchin.

FEATURES

- 4 CAR PARKING SPACES (MORE AVAILABLE BY LICENCE IMMEDIATELY OPPOSITE THE PREMISES)
- GAS CENTRAL HEATING
- KITCHEN
- TOILET
- SUSPENDED CEILINGS
- FULLY CARPETED

FLOOR AREAS

All dimensions and areas are approximate only

First Floor Offices	137.03 sq m	1,475 sq ft
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TERMS

The property is available on a new lease for a term to be agreed.

RENT

£7,500 per annum exclusive SUBJECT TO CONTRACT

RATES

To be advised

LEGAL COSTS

Each party to be responsible for their own legal costs

VIEWING

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Important Notice

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