

TO LET

GROUND FLOOR PREMISES WITH D1 PLANNING CONSENT

204.38 SQ M (2,200 SQ FT)



**THE GLOVER CENTRE
BURY MEAD ROAD
HITCHIN
SG5 1RP**

See important notice overleaf

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THE GLOVER CENTRE, BURY MEAD ROAD, HITCHIN, SG5 1RP

DESCRIPTION & SITUATION The available accommodation comprises part of the ground floor of this substantial building and was previously used as a specialist school but is suitable for a variety of other uses under the D1 planning consent.

The building is located half a mile from the town centre and three quarters of a mile from the main line station offering fast and frequent services to London Kings Cross (35 minutes approx). Hitchin is located some 5 miles from Junction 8 of the A1(M) north west of Stevenage. Access to Junction 10 of the M1 is via Luton on the A505. Luton Airport is approximately 10 miles west of Hitchin.

- FEATURES**
- SECURE FENCED OUTSIDE AREA**
 - AMPLE PARKING**
 - GAS FIRED CENTRAL HEATING**
 - SUSPENDED CEILINGS WITH INSET LIGHTING**
 - MALE AND FEMALE TOILETS**
 - DISABLED TOILET**
 - KITCHEN**

FLOOR AREAS	Floor areas are gross internal and approximate only		
		(sq m)	sq ft
	Part Ground Floor	204.38 sq m	2,200 sq ft
	Total Gross Internal Area	204.38 sq m	2.200 sq ft

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

RENT £20,000 per annum exclusive
SUBJECT TO CONTRACT

RATES To be advised

LEGAL COSTS Each party to be responsible for their own legal costs.

VIEWING Via Joint Sole Agents

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Important Notice

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