

3-4 PORTMILL LANE

Hitchin, Hertfordshire,
SG5 1DJ



**NEWLY REFURBISHED, AIR
CONDITIONED, TOWN CENTRE
OFFICES WITH CAR PARKING**

5,337 sq ft (495.8 sq m)

TO LET

- Air conditioned office space
- Solid floors with floor grid and boxes
- Surface mounted power and data
- Suspended ceilings
- Centrally heated throughout
- Male and Female WC's on each floor
- Main reception area to building
- 16 Parking spaces

Location

Hitchin is an attractive market town, located 35 miles north of London and is situated 2 miles west of Junction 8 of the A1(M). The town benefits from direct rail links to London with the fastest journey time to London's King's Cross (32 minutes). Luton Airport is approximately 8 miles to the west.

The property is located in the town centre, accessed via Portmill Lane to the car park at the rear and by pedestrian access, both by Portmill Lane and Bancroft. The property is centrally located and a short distance walk to all the town's central facilities.

Description

3-4 Portmill Lane comprises a modern three storey office building with car park to the rear. It benefits from pedestrian access to the front and vehicle access to the rear. The property has undergone a comprehensive refurbishment including full redecoration throughout including new floor coverings.

Accommodation

The approximate net internal floor areas are as follows:

Ground floor	1,316 sq ft	122.25 sq m
First floor	2,210 sq ft	205.31 sq m
Second floor	1,811 sq ft	168.24 sq m

Total

Total internal floor area	5,337 sq ft	495.80 sq m
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Features

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Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed with the tenant directly responsible for all internal and external repairs and redecoration throughout the term.

Rental

£83,500 per annum, exclusive.

Service Charge

To be confirmed.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £60,000. The UBR for 2019/20 is 50.4p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

Energy Performance Certificate (EPC)

The Energy Performance Asset rating is D-79. Reference number: 0780-0039-9189-9127-6002.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.



Brown & Lee

Chartered Surveyors

For further information, please contact: Daniel Musgrove

T: 01438 794586

E: daniel.musgrove@brownandlee.com

M: 07966 144131

W: www.brownandlee.com

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: 11411
In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.
All prices and rentals are quoted exclusive of VAT | Regulated by RICS

