



- 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



## Description

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	<u>1,811 sq ft</u>	<u>168.2 sq m</u>
<b>Total</b>	<b>5,337 sq ft</b>	<b>495.8 sq m</b>

## 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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