



**35-37 BURY MEAD ROAD
HITCHIN
HERTS
SG5 1RT**



**NEWLY REFURBISHED
OFFICE ACCOMMODATION**

TO LET

AVAILABLE FROM £5.00 PER SQ FT

**467 SQ FT – 5,534 SQ FT
(43.5 SQ M – 514.1 SQ M)**

www.brownandlee.co.uk

LOCATION

Hitchin is located 35 miles north of London on the A505 between Stevenage and Luton. It has a dual carriageway link to the A1(M) at junction 8.

Hitchin railway station provides a fast electrified service to London King's Cross with a journey time of 35 minutes.

Airport facilities are available at Luton, which is approximately 10 miles away.

Bury Mead Road is a self contained employment area within a mile of Hitchin Town Centre.

DESCRIPTION

The accommodation is newly refurbished. The specification includes the following features:-

- Double glazing windows fitted to front elevations with window blinds
- Independent heating for each suite provided by dual heating and cooling units
- Re-carpeted throughout
- Suspended ceilings with Category II energy efficient lighting
- Refurbished wc facilities
- Kitchen facilities
- Refurbished front elevation and entrance areas
- Refurbished car parking area
- Entry phone system

ACCOMMODATION

The property has been subdivided to provide the following suites:-

		<u>Sq Ft</u>	<u>Rent</u>	<u>Car Parking spaces</u>
<u>35 Bury Mead Road</u>				
Ground Floor	Suite 1 (front)	575	U/O	2
First Floor	Suite 2 (front)	717	U/O	3
Second Floor	Suite 3 (front)	1,098	U/O	4
<u>37 Bury Mead Road</u>				
Ground Floor	Suite 1 (front)	467	£3,270	2
	Suite 2/3	1,569	LET	7
First Floor	Suite 4 (front)	537	£3,220	2
	Suite 5 (rear)	773	£6,960	3
	Suite 6 (rear)	792	£7,130	3
Second Floor	Suite 7 (front)	575	£2,875	2

Our clients are able to let the accommodation as individual suites or can let the accommodation on any combination of the suites and could provide up to 5,534 sq ft.

TENURE

Our clients are able to offer flexible terms to be agreed with the ingoing tenant.

Leases inclusive of service charge can be made available for a minimum period of one year.

The leases will exclude the security provisions of the 1954 Landlord and Tenant Act.

SERVICE CHARGE

Please note there will be a service charge to cover the cost of maintenance and upkeep of external areas and internal common parts.

BUSINESS RATES

To be assessed.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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.

VIEWING

Strictly by appointment through Joint Sole Agents **BROWN & LEE CHARTERED SURVEYORS – ELOPAK HOUSE – MEADWAY TECHNOLOGY PARK – STEVENAGE – HERTS – SG1 2EF – TEL NO (01438) 316655 – FAX NO (01438) 315377 – E MAIL mike.phoenix@brownandlee.co.uk - WEBSITE WWW.BROWNANDLEE.CO.UK or GRANBY MARTIN – TEL NO (020) 7287 5233.**

Ref: BL2429

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.

In association with: Brown and Lee, Milton Keynes, and Brown and Lee Clifford Billings, Aylesbury



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