



PLEASE HOUSE

THE PRIORY \ TILEHOUSE STREET \ HITCHIN \ SG5 2DX

ATTRACTIVE PARKLAND OFFICES TO LET
3,815 SQ FT

Set in 19 acres of parkland at Hitchin Priory



Pease House forms part of a modern office development situated in the attractive parkland setting of Hitchin Priory and benefits from the following:



FULL HEIGHT ATRIUM



MANNED RECEPTION



BRIGHT OPEN PLAN
FLOORPLATE



SUSPENDED CEILINGS WITH
NEW LED LIGHTING



HIGH QUALITY KITCHENETTE
WITH FITTED APPLIANCES



TWO SELF CONTAINED
MEETING ROOMS



GENEROUS PARKING
PROVISION AT A RATIO OF
1:300 SQ FT

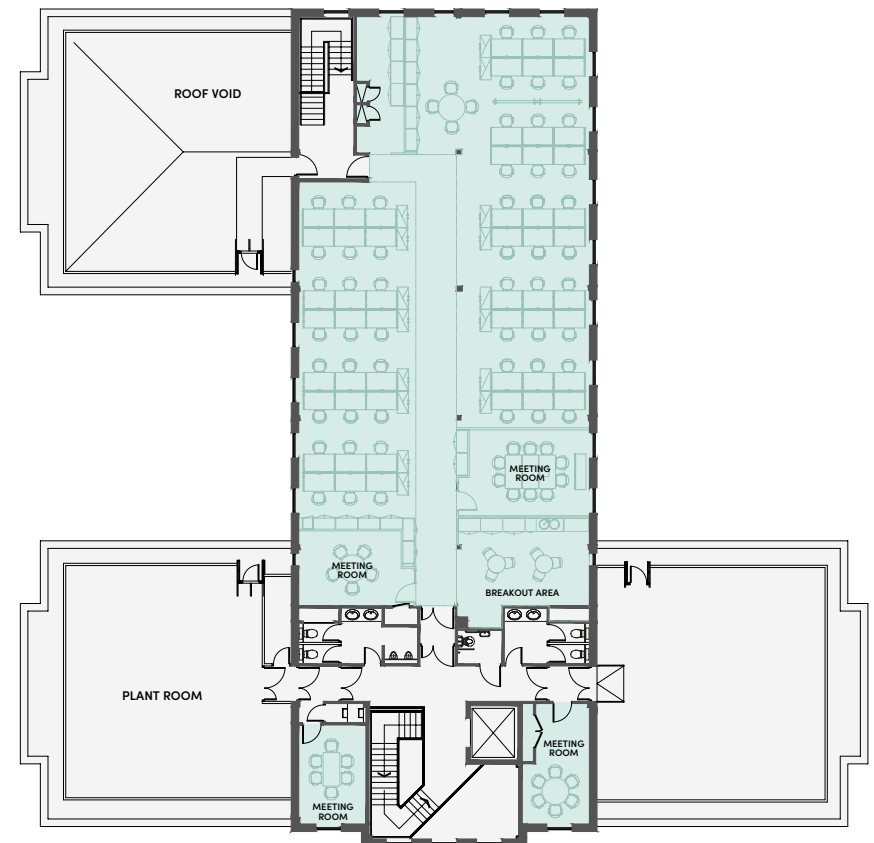


IMMEDIATE PROXIMITY TO
HITCHIN TOWN CENTRE





2ND FLOOR



Open plan floorplate providing 3,815 sq ft of attractive modern office space with two self contained meeting rooms.

Net Internal Areas	Sq Ft	Sq M
Second Floor	3,815	354.4

Hitchin is a vibrant market town in North Hertfordshire that benefits from superb access to London with a fastest rail service to Kings Cross in 32 minutes. The town is easily accessible with major transport links including the A1 (M) (Junction 8), M1 and London Luton Airport within close proximity.

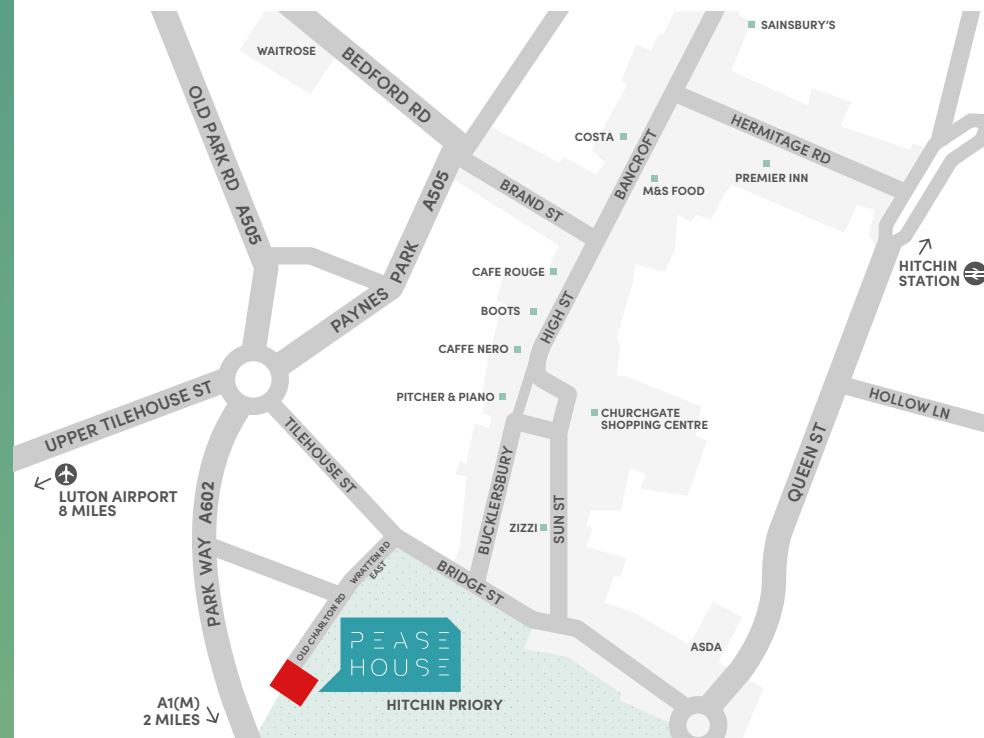
The property itself is set in 19 acres of parkland at Hitchin Priory and is within a short walk of Hitchin town centre offering excellent amenity with a wide range of shops, cafes and restaurants.



A1 (M) (Junction 8)	3.3 miles
M1 (Junction 10)	11 miles
London Luton Airport	9.8 miles



Hitchin Town Centre	5 minutes
Hitchin Railway Station	Approx 20 minutes



LEITCHWORTH
GARDEN CITY

PREMIER INN

HITCHIN STATION

PEASE
HOUSE

HITCHIN PRIORY

A602 PARK WAY

SAINSBURY'S

ST MARY'S
CHURCH

HITCHIN
MARKET

ASDA

CHARLTON RD

A1(M) J8 / LONDON →



PEASE HOUSE



KEYNES HOUSE



RADCLIFFE HOUSE



EPC: C-61

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