



Alexander House, 40a Wilbury Way, Hitchin, SG4 0AP

Managed Office Suites

Summary

Tenure	To Let
Available Size	6 to 20 Desks
EPC Rating	Upon enquiry

Key Points

- Flexible Terms
- Principle Commercial District
- Communal Kitchenette
- Inclusive Rents
- Air Conditioning
- Passenger Lift

Alexander House, 40a Wilbury Way, Hitchin, SG4 0AP

Location

Hitchin is a historic market town in the home county of Hertfordshire. The nearby A1(M) and A505 provide access to surrounding towns and the wider motorway network. Hitchin railway station offers regular services to London King’s Cross and Cambridge. The town centre is characterised by its well-preserved historic core, with a mix of independent and national retailers, cafés, restaurants, bars and weekly markets contributing to a vibrant local economy.

Alexander House Business Centre is located off Wilbury Way, which forms Hitchin's principle industrial/office district. Wilbury Way is located to the north of the town - approximately 5-minutes from the town centre and railway station alike.

Description

Alexander House Business Centre is a purpose built office property arranged over ground, first and second floor. The building comprises a number of office suites with carpet tiles, perimeter trunking and air conditioning. There are communal kitchenette, shower (second floor) and WC facilities. The upper floors are accessed via stairs or passenger lift.

Accommodation

The accommodation comprises the following areas:

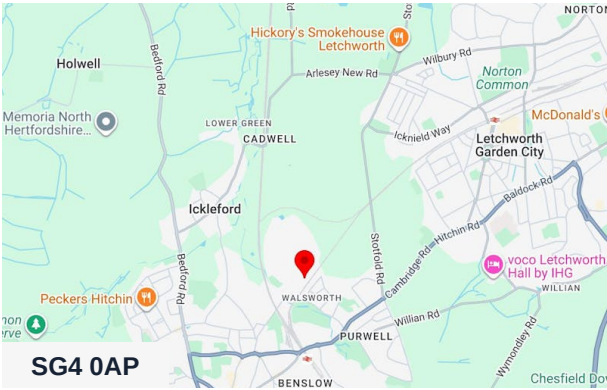
Floor/Unit	Description	Size	Monthly Rent	Availability
Ground	Suite 1-2	20 Desks	£2,540	Available
Ground	Suite 5	6 Desks	£645	Available
Ground	Suite 7	8 Desks	£825	Available
Ground	Suite 10	6 Desks	£855	Available
2nd	Suite 7	8 Desks	£550	Available
2nd	Suite 8	8 Desks	£546.67	Available

Terms

The suites are available for rent individually or combined. They can be let on flexible month-to-month agreements or longer term tenancies to suit an occupier's requirement. Rents are inclusive of utility bills but tenants must cover their own business rates, if applicable. Tenants are also required to furnish the offices with their own furniture, fixtures and fittings.

VAT

We are advised by our client that the property is not elected for VAT.



Viewing & Further Information



Stephen Wood

01582 401 221 | 07798 610 003
s.w@srwood.co.uk



Jacob Wood

01582 401 221 | 07401 221 022
j.w@srwood.co.uk