

## TO LET

### Modern B1 Business Units

From 1,421 sq. ft. to 9,850 sq. ft.

(132 sq. m to 915 sq. m)

**Potential D1/D2 Use (Subject to Planning)**



## Gloverside 23-25 Bury Mead Road Hitchin SG5 1RT

- Generous Site Parking
- Close to Hitchin Town Centre
- Children's Nursery School on Site
- To Suit Office Occupiers or Business Occupiers that require Ground Floor Studios/Production or Storage Space
- Potential for New Loading Access Doors

See important notice overleaf

# 01438 816396

The Business & Technology Centre  
Bessemer Drive, Stevenage, Herts SG1 2DX

Also at: London W1 & Enfield

## [bowyerbryce.co.uk](http://bowyerbryce.co.uk)



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## Description

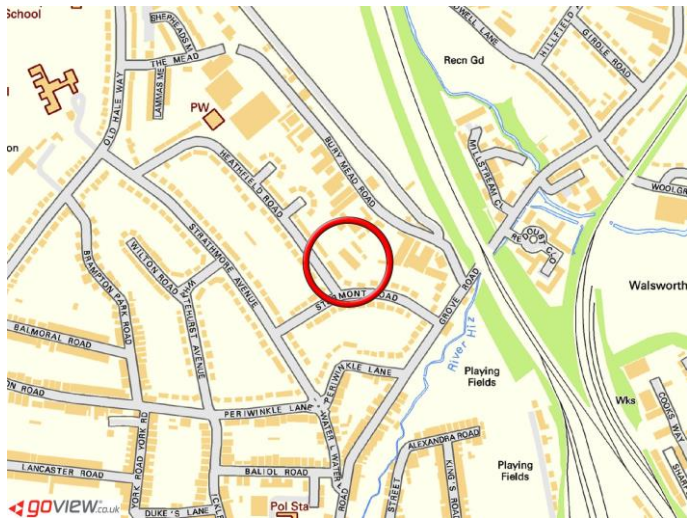
Modern two storey business units fronting Bury Mead Road, to suit multiple uses from office occupiers to business occupiers requiring ground floor studios/production/storage space.

**A range of suites available to suit.**

Alternative uses subject to planning will be considered

## Location

The property is located half a mile from Hitchin Town Centre and 3/4 mile from the Mainline Station offering fast and frequent to London Kings Cross (35 minutes approximately). Hitchin is located some 5 miles from Junction 8 of the A1(M) north west of Stevenage. Access to Junction 10 of the M1 is via Luton on the A505. Luton Airport is circa 10 miles west of Hitchin.



## Energy Performance Certificate (EPC)

Rating: TBC

The full EPC and recommendation report can be viewed and downloaded from our website

[www.bowyerbryce.co.uk](http://www.bowyerbryce.co.uk)

## Floor Areas

Floor areas are gross internal and approximate only

	(Sq m)	Sq ft
Ground Floor Suite 1	136	1,464
First Floor Suite 2	132	1,421
<b>Total</b>	<b>268</b>	<b>4,855</b>
Ground Floor Suite 3	315	3,391
First Floor Suite 4	332	3,574
<b>Total</b>	<b>647</b>	<b>6,965</b>
<b>Total Net Internal Area</b>	<b>915</b>	<b>9,850</b>

## Terms

Units/suites available on new full repairing and insuring lease/s on flexible terms.

## Rent

Rent on application

All prices are subject to VAT if applicable  
**SUBJECT TO CONTRACT**

## Business Rates

To Be Assessed

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Viewing

Strictly by appointment through Joint Agents  
Bowyer Bryce and Granby Martin

Contact: Alex Schofield  
Direct dial: 01438 902082  
Email: [alex.schofield@bowyerbryce.co.uk](mailto:alex.schofield@bowyerbryce.co.uk)

Contact: Ian Harding  
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Joint Agents Granby Martin

Contact: Paul Carver  
Direct dial: 020 7287 5233  
Email: [paul@granbymartin.com](mailto:paul@granbymartin.com)

Property Ref 013174/1

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