



**TWO SMALL OFFICE ROOMS AVAILABLE ON A FLEXIBLE  
BASIS  
145 SQ FT**

**Rent: £500.00 - £1,000.00 per  
calendar month**

**Bracey House The Cam Centre  
Wilbury Way  
Hitchin  
Hertfordshire  
SG4 0TW**

# BRACEY HOUSE THE CAM CENTRE, WILBURY WAY, HITCHIN, HERTFORDSHIRE, SG4 0TW

## LOCATION

Hitchin is a very attractive Hertfordshire market town on the fast A505 dual carriageway approximately 5 miles west of Stevenage (A1 (M) Junction 8) and 10 miles east of Luton (M1 Junction 10/11).

It has an individual character with an attractive town centre.

London Luton Airport is particularly convenient.

There is a fast-electrified service to London Kings Cross / St Pancras (approx. 35 mins).

The property is located within the main commercial area located to the north west of the town prominently fronting the main estate road.

## ACCOMMODATION

Bracey House comprises a two-storey fully fitted office building with car parking at the front and rear.

It is a business centre divided into a number of small office suites which are available on a flexible basis.

Features include:

- Communal kitchen
- Meeting room
- CCTV in communal areas
- 24-hour access
- Good on-site parking
- Networking opportunities

FLOOR AREAS (approx. NIA)	Sq Ft
Suite 1	127
Suite 2	145
<b>TOTAL</b>	<b>500</b>

## TERMS

Available on a very flexible rolling 1-monthly agreement which are all inclusive except rates.

In addition, use of internet connections and a cloud-based phone system are immediately available at extra cost.

Otherwise the all-inclusive costs are as follows:

## BUSINESS RATES

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). No rates are payable if this is the occupiers only commercial property under the the zero small business threshold.

## OTHER INFORMATION

EPC: Category E (106).

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

For further information please contact Daniel Hiller  
([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or Clay Davies  
([c.davies@davies.uk.com](mailto:c.davies@davies.uk.com)) at Davies & Co or telephone  
01707 274237

**Notes:** Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition). The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

**Davies**  
01707 274237