



KEYNES HOUSE

OLD CHARLTON ROAD, HITCHIN, SG5 2DX

High quality office accommodation set within attractive landscaped surrounds

1,600 to 11,113 sq ft
(148.6 to 1,032.4 sq m)

To Let



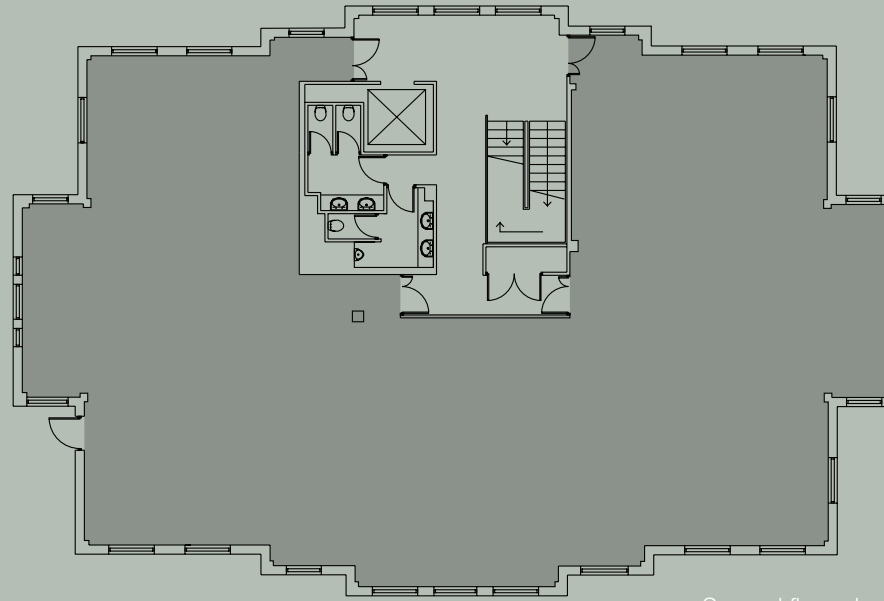
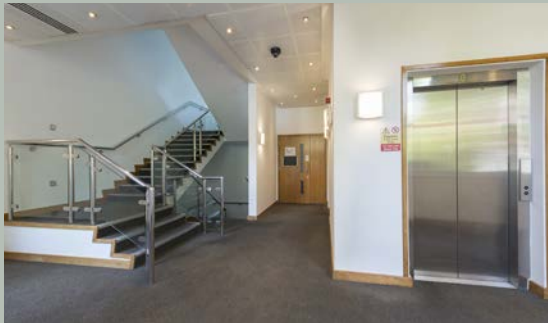
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Keynes House is an attractive high quality office building located within the grounds of Hitchin Priory.

The town centre is a short walk via the pedestrian entrance on Tilehouse Street.





Second floor plan



AMENITIES

- Air conditioning
- Raised access floors
- Generous parking ratio of 1:265 sq ft
- Suspended ceilings with inset lighting
- Double glazed windows
- 8 person/600kg passenger lift
- Excellent natural light
- Town centre location
- EPC Rating - D-79

ACCOMMODATION

| Floor | sq ft | sq m | Parking spaces |
|--------------|---------------|----------------|----------------|
| Ground | 4,032 | 374.6 | 17 |
| Second | 3,911 | 363.3 | 16 |
| Lower ground | 3,170 | 294.5 | 9 |
| Total | 11,113 | 1,032.4 | 42 |

The floors are available individually or combined, alternatively the second floor can split to provide accommodation from 1,600 sq.ft upwards.

Indicative floor plans can be provided on request.



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Keynes House is superbly situated in 19 acres of parkland in close proximity to the town centre.



LOCATION

Hitchin is an attractive market town located circa 35 miles north of London.

The A1(M) motorway is circa 2 miles to the east providing access to the M25 (junction 22) 21 miles to the south.

Keynes House forms part of a development of three attractive office buildings adjacent to the Priory set in 19 acres of parkland close to the town centre, which offers a wide range of leisure and retail amenities.

Hitchin benefits from good rail links to London Kings Cross with a fastest journey time of 32 minutes. Luton airport is approximately 8 miles to the west.



VIEWING

Strictly by appointment through the joint sole agents.

Misrepresentation act 1967: Whilst the information in these particulars is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of a contract. Any areas quoted are approximate. Compiled June 2017.

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