

“The Region’s New Active Commercial Agent”

TO LET

FIRST FLOOR OFFICE SUITE

66.89 SQ M (720 SQ FT)



**THE ANNEXE NEW BARNES MILL
COTTON MILL LANE
ST ALBANS AL1 2HA**

See important notice overleaf

01438 816396

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THE ANNEXE NEW BARNES MILL, COTTON MILL LANE, ST ALBANS, AL1 2HA

DESCRIPTION & SITUATION The available suite is situated on the First floor of this 19th Century Mill building which has been extended and renovated to a high specification to provide prestigious offices of individual distinction.

The building overlooks open countryside and Verulam Golf Course and is adjacent to the Sopwell House Hotel on the southern side of St Albans. The M1, M25 and A1(M) motorways are within close proximity providing excellent access to the national motorway network.

St Albans City mainline station provides a fast and efficient rail service to London Kings Cross (approx 20 mins) and Gatwick and the south coast beyond.

FEATURES

- MALE AND FEMALE TOILETS**
- DOUBLE GLAZING**
- KITCHEN FACILITY**
- 4 CAR PARKING SPACES**

TERMS The suite is to be let on a new lease for a term to be agreed.

RENT £12,600 per annum exclusive SUBJECT TO CONTRACT

RATES To be advised.

LEGAL COSTS Each party to be responsible for their own legal costs.

VIEWING Strictly by appointment through
BOWYER BRYCE

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Ref: 011862

Important Notice

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- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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