

“The Region’s New Active Commercial Agent”

TO LET

1ST FLOOR OFFICE SUITE

121.7 SQ M (1,310 SQ FT)



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

See important notice overleaf

01438 816396

bowyerbryce.co.uk

The Business & Technology Centre
Bessemer Drive, Stevenage, Herts SG1 2DX
F: 01438 816396

Also at:

96 Silver Street
Enfield
EN1 3TW
T: 020 8367 5511
F: 020 8366 0818

50 Conduit Street
London
W1S 2YT
T: 020 7734 4300
F: 020 7734 4301

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

DESCRIPTION & SITUATION The available suites are 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 buildings overlook countryside and Verulam Golf Course and are adjacent to the Sopwell House Hotel on the southern side of St Albans.

The M1, M25 and A1(M) motorways are all 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 (approximately 20 mins via the Thameslink and Gatwick and the south coast beyond).

FEATURES

- PASSENGER LIFT
- MALE AND FEMALE TOILETS
- DOUBLE GLAZING
- KITCHEN
- CAR PARKING 5 SPACES

FLOOR AREAS Floor areas are net internal and approximate only

	(sq m)	sq ft
Suite B	121.7 sq m	1,310 sq ft

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

RENT Suite B - £23,000 per annum
SUBJECT TO CONTRACT

RATES Interested parties are advised to make their own enquiries.

VIEWING Strictly by appointment through
BOWYER BRYCE

Simon Scott
01438 310160
simon.scott@bowyerbryce.co.uk

Ref: 011861

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (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.
- (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- (v) All rents and prices quoted are exclusive of VAT (if chargeable).