

## 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

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

**DESCRIPTION & SITUATION** The available suites are situated on the First floor of this 19<sup>th</sup> 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

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