

**TO LET**  
**2ND FLOOR OFFICE SUITES**  
**FROM 74.30 SQ M (800 SQ FT) -**  
**199.00 Sq M (2,142 Sq Ft)**



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

See important notice overleaf

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

### DESCRIPTION & SITUATION

The available suites are situated on the second 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 open 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 (SUITE A - 5 SPACES, SUITE B- 6 SPACES)

### FLOOR AREAS

All dimensions and areas are approximate only

Suite A	74.30 sq m	800 sq ft
Suite B	124.70 sq m	1,342 sq ft
<b>Total Net Internal Area</b>	<b>199.00 sq m</b>	<b>2,142 sq ft</b>

### TERMS

The suites are to be let either separately or as one a new lease/leases for a term to be agreed.

### RENT

Suite A - £14,000 per annum exclusive. Suite B - £23,500 per annum exclusive

### RATES

Interested parties are advised to make their own enquires

### VIEWING

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