

TO LET SECOND FLOOR OFFICE SUITE

129.5 SQ M (1,394 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 suite is 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 building overlooks the 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 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

- MALE AND FEMALE TOILETS
- DOUBLE GLAZING
- KITCHEN
- 6 CAR PARKING SPACES

FLOOR AREAS Floor areas are net internal and approximate only

	(sq m)	sq ft
	129.5 sq m	1,394 sq ft
Total Net Internal Area [offices]	129.5 sq m	1,394 sq ft

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

RENT £24,000 per annum exclusive
SUBJECT TO CONTRACT

LEGAL COSTS Each party to pay their own costs.

VIEWING Strictly by appointment through Agents
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Important Notice

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