

## TO LET

### GROUND FLOOR OFFICE SUITE

### 83.24 SQ M (896 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 ground 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 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 minutes via the Thames Link and Gatwick and south coast beyond).

**FEATURES**

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

<b>FLOOR AREAS</b>	Floor areas are net internal and approximate only	(sq m)	sq ft
	<b>Total Net Internal Area</b>	<b>83.24 sq m</b>	<b>896 sq ft</b>

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

**RENT** £14,500 per annum exclusive  
SUBJECT TO CONTRACT

**RATES** We are informed that the rateable value for the property is £17,500.

**LEGAL COSTS** Each party to pay their own legal costs.

**VIEWING** Strictly by appointment through Agents  
BOWYER BRYCE

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