

## TO LET

### GROUND FLOOR OFFICE SUITE

### 83.24 SQ M (896 SQ FT)



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

See important notice overleaf

# 01438 816396

[bowyerbryce.co.uk](http://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 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**

- 3 CAR PARKING SPACES**
- MALE AND FEMALE TOILETS**
- DOUBLE GLAZING**
- AIR CONDITIONING**

<b>FLOOR AREAS</b>	Floor areas are net internal and approximate only		
		<b>(sq m)</b>	<b>sq ft</b>
	<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 sublease for a term expiring April 2015.

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

**RATES** To be assessed.

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

**VIEWING** Strictly by appointment through Agents  
BOWYER BRYCE  
Simon Scott  
01438 902082  
simon.scott@bowyerbryce.co.uk

Ref: 012366

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