

Prestigious Offices
Approx. 87.98 sq m (947 sq ft)

**AITCHISON
RAFFETY**



New Barnes Mill, Cottonmill Lane, St Albans,
AL1 2HA

To Let

- Predominantly open plan accommodation with two partitioned offices
- Air conditioned / double glazing
- Inset cat V data cabling / perimeter trunking
- Security & door entry systems
- 3 car parking spaces



INVESTORS IN PEOPLE



T: 01727 843232

Email: matthew.bowen@argroup.co.uk

www.argroup.co.uk

54-56 Victoria Street, St Albans, Hertfordshire AL1 3HZ

First Floor
New Barnes Mill
Cottonmill Lane
St Albans, AL1 2HA

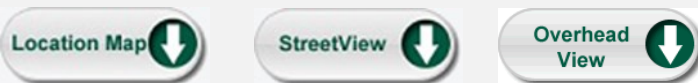
Description

Comprise a first floor office suite within this character building. The accommodation is predominantly open plan with two partitioned office/meeting rooms. The offices further benefit from air conditioning, cat II lighting, cat v data cabling, kitchenette, door entry, fire and security alarm systems.

There are 3 parking spaces allocated.

Location

The premises are situated approx. 1.5 miles to the south east of St Albans city centre immediately adjacent to the renowned Sopwell House Hotel. The location provides easy access to the A1081 (London Road) and in turn onto the A414 (North Orbital Road) dual carriageway.



Floor Area

The approximate net internal floor area:

First Floor Suite 947 sq ft (87.98 sq m)

Price / Rent

£21,300 per annum exclusive

Terms

The premises are available by way of new FRI lease.

Business Rates

From verbal enquiries with the Local Authority we are advised that the rates payable are approximately £6,875 per annum

Energy Performance Rating

Band D — 77

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is levied which includes cleaning and maintenance of all communal areas as well as electricity and water charges, currently £3,500 per annum.

VAT

All prices quoted will be subject to VAT.

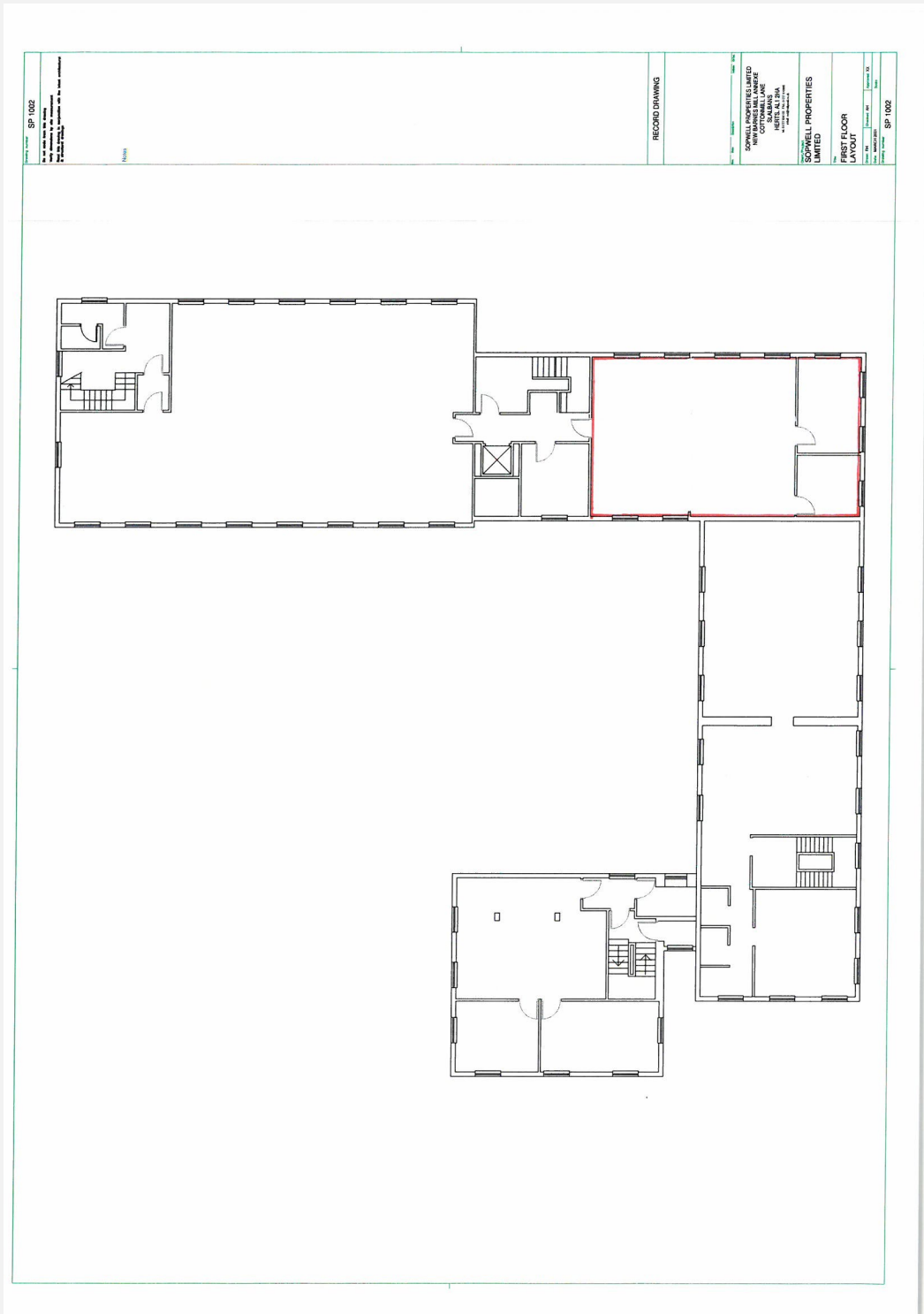
Viewings

Strictly by appointment.

IMPORTANT NOTICE

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