Prestigious Offices

Approx. 68.75 sq m (740 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
- 4 car parking spaces

RICS

INVESTORS IN PEOPLE

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

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

Description

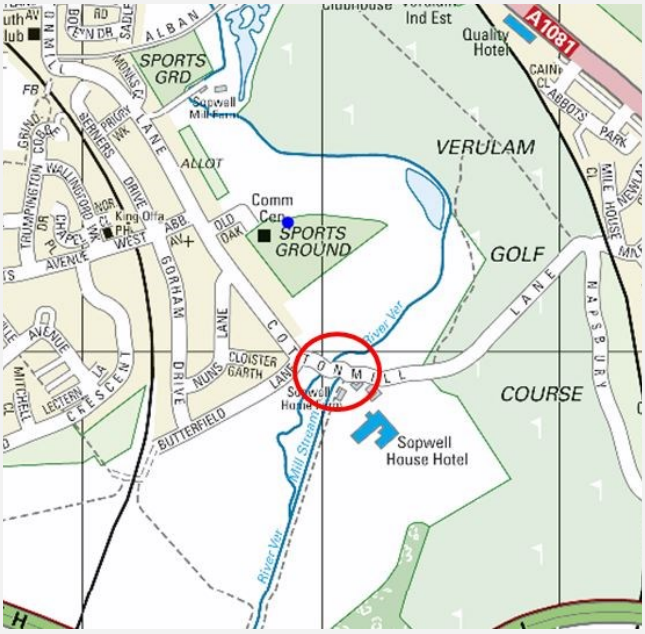
Comprise a second floor office suite within this character building. The accommodation is predominantly open plan with a partitioned office/ meeting room. The offices further benefit from air conditioning, cat II lighting, cat v data cabling, kitchenette, door entry, fire and security alarm systems.

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.

Location Map | StreetView | Overhead View



Floor Area

The approximate net internal floor area:

Second Floor Suite	740 sq ft (68.75 sq m)

Price / Rent

£17,400 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 £6,230 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.

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