Stimpsons

Park Mill, Burydell Lane, Park Street, St Albans, AL2 2EZ

To Let | 2,208 sq ft

First Floor Office In Village Location Less Than 2 Miles to M25

Summary

- Rent: £45,600 per annum
- Business rates: £16,092 per annum
- Service charge: £1,136.45 per month
- Lease: New Lease

Description

Park Mill is a 19th century Grade 2 listed building which has been restored and extended to provide four floors of character, distinctive modern offices.

The first floor benefits from excellent natural light, a mix or open and cellular office accommodation together with kitchenette and access to the shared WCs.

Location

The property is situated just off the M25 south of St Albans and is well placed for access to the M25 Junctions 21, 21a and 22. The M1 is easily reached by the M10 and consequently the property is within easy reach of airports. Rail services are available from either St Albans or Radlett offering a fast service to London.

Accommodation

Name	sq ft	sq m
1st	2,208	205.13
Total	**2,208**	**205.13**

Key Points

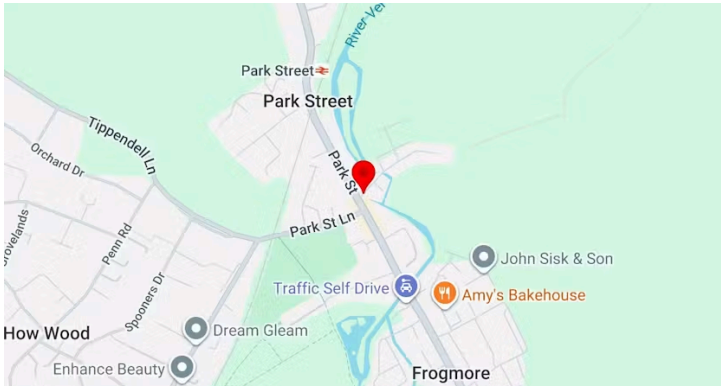
- Gas fired central heating
- Excellent natural light
- Village location but less than 2 miles to M25
- 4 miles from both the M1 and A1(M)
- 10 onsite car parking spaces
- Suspended ceiling
- Recessed LED lighting
- Modern fitted kitchen
- Entryphone System
- Mix or open plan and demountable partioned office areas
- Floor boxes for power and data comms

Terms

The suite is available by way of a new effective full repairing and insuring lease for at term to be agreed with the ingoing party subject to a service charge

VAT

The property is VAT registered. VAT is charged on the rent and service charge.



Further information

- View details on our website

Contact & Viewings

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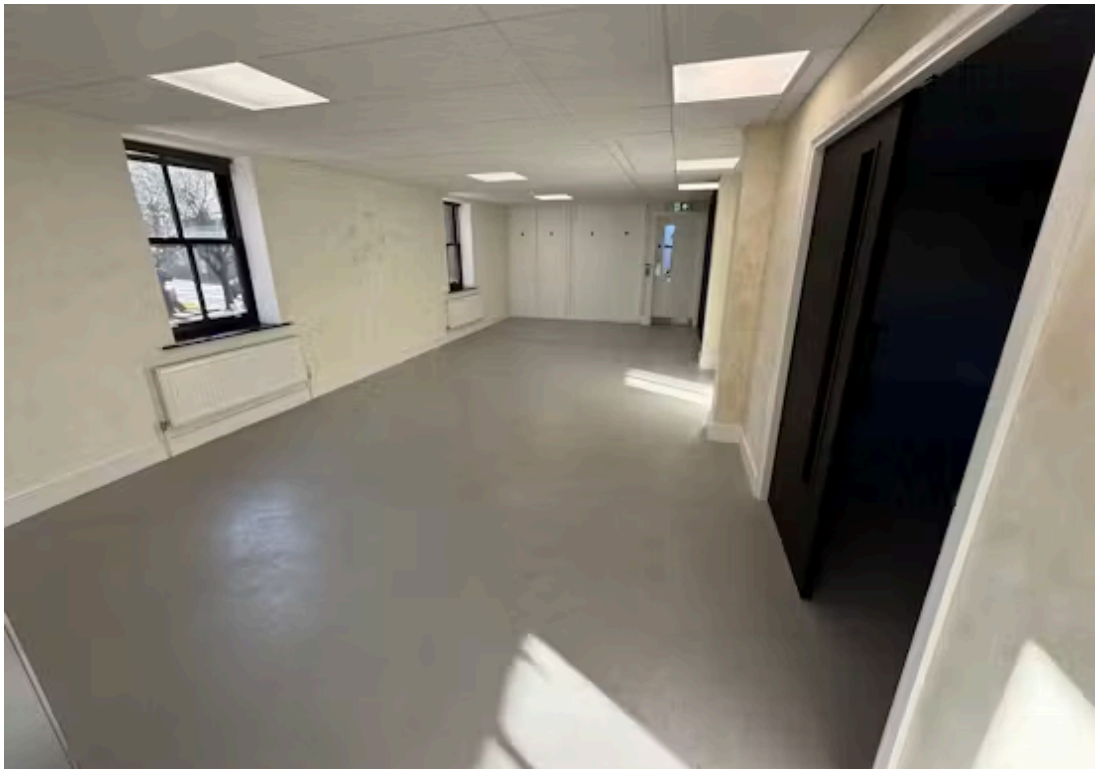
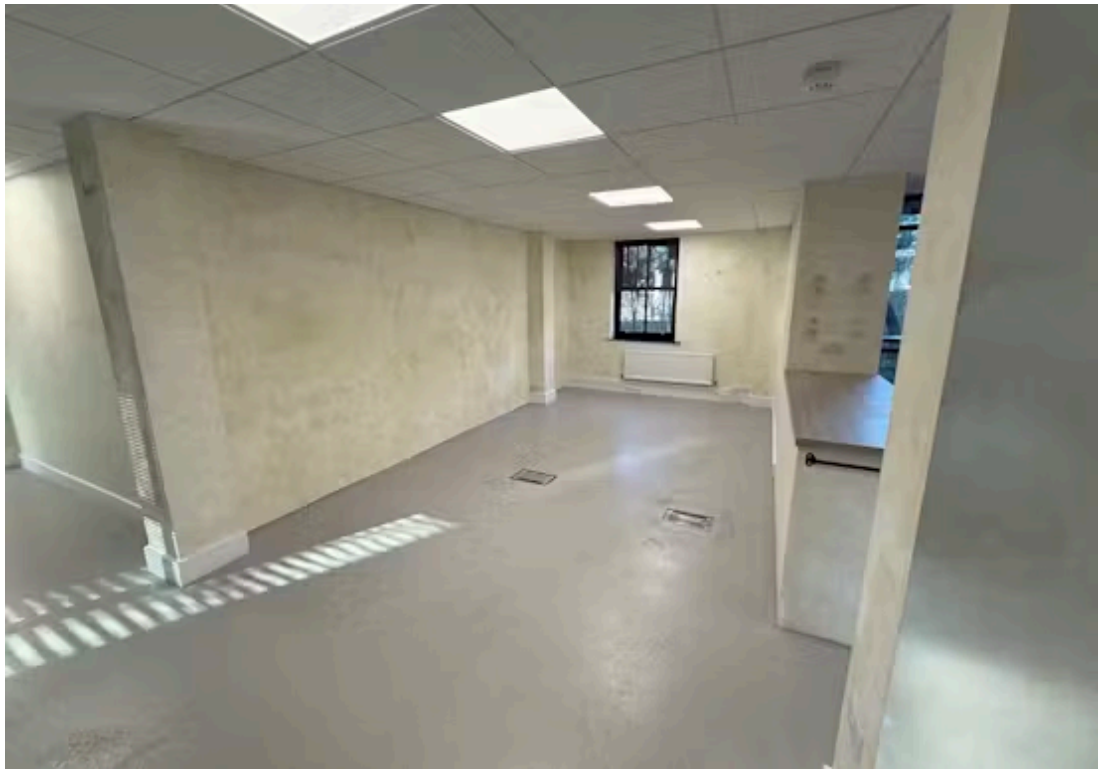
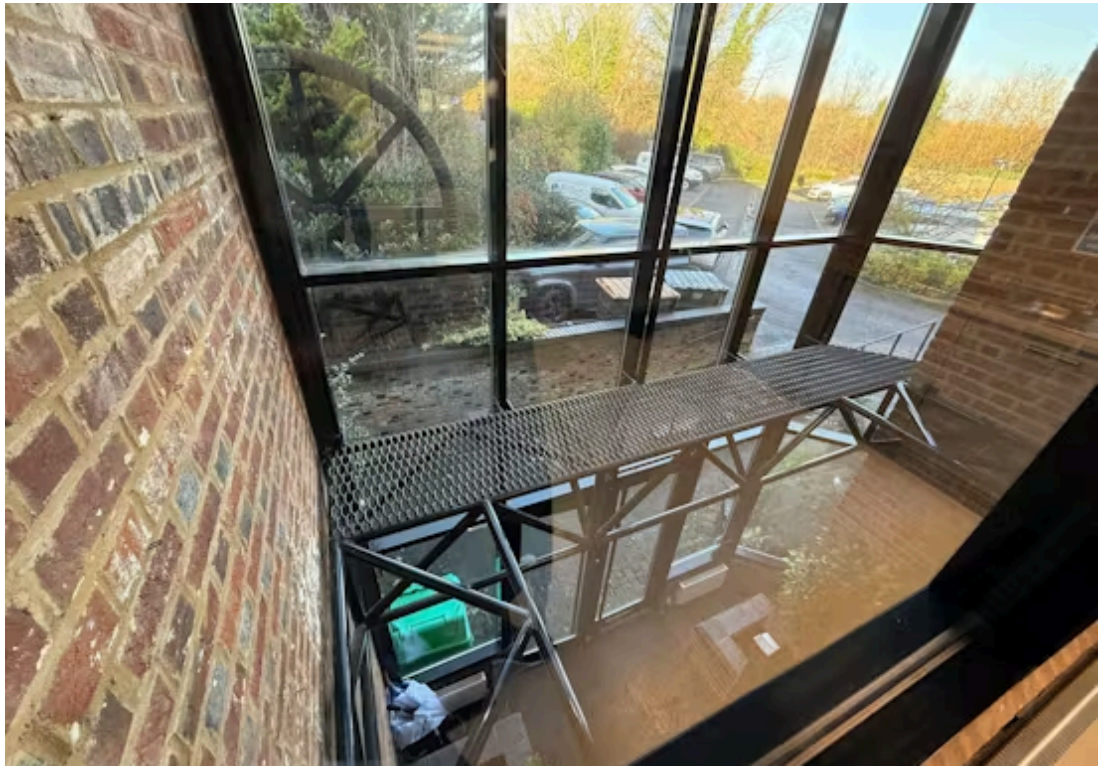
Viewings

Strictly by appointment via sole agents.







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