THE ANNEX
NEW BARNES MILL
ST ALBANS

AL1 2HA

bf.

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Character Office Suite - To Let

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Office Suite

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KEY DETAILS

- Character building
- Kitchen / breakout room
- Category II lighting
- Double glazing
- 4 parking spaces with ability to double park
- M25 (Junction 22) 1.5 miles

DESCRIPTION

The suite has the particular benefit of its own ground floor entrance and WC and hence is totally self-contained. Externally there are 4 parking spaces with the ability to double park.

The accommodation is arranged as two private offices with an open plan general office, plus a kitchen / breakout room. All are in excellent decorative order.

AMENITIES

Open Plan	CATII Lighting	Kitchen	Break Out Area
Self Contained	WC	4 Car Parking Spaces	Motorway Access

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Office Space

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ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	83.20	896

This floor area is approximate and has been calculated on a net internal basis.

LOCATION

New Barnes Mill overlooks Verulam Golf Court adjacent to Sopwell House Hotel on the southern outskirts of St Albans.

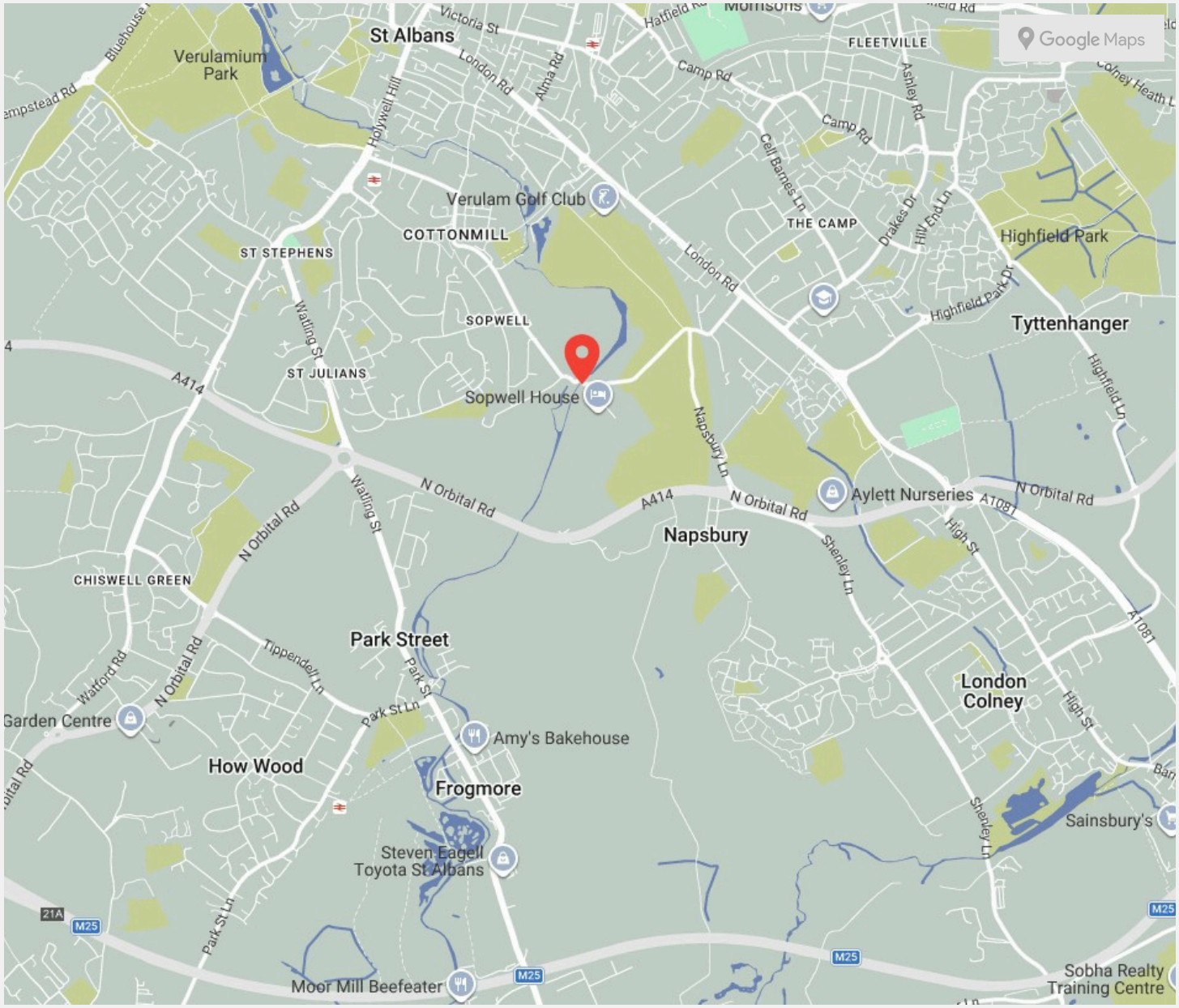
St Albans occupies a strategic location with excellent road and rail links. The M1, M25 and A1(M) motorways are all within close proximity, providing access to the national motorway network.

St Albans City mainline station provides a fast and efficient rail service to London St Pancras International (approximately 20 minutes) via the Thameslink and to Gatwick and the south coast and north to Luton Airport.

Luton Airport is approximately 15 miles from the property, Heathrow 27 miles and Stansted 40 miles.

TRANSPORT

- M25 (Junction 22) - 1.5 miles
- St Albans City Train Station - 1.9 miles
- Luton Airport - 15 miles



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TENURE

The suite is offered to let on new effectively full repairing and insuring lease for length of term by negotiation.

RENT

£25,000 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £21,000. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, St Albans City & District Council - 01727 866100.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of E 120. Details available upon request.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.

MARCH 2026