



Self Contained Offices with Class E Use

Top Barn

Cell Barnes Lane, St Albans, AL5 1AS

Office

TO LET

758 sq ft

(70.42 sq m)

- Self contained accommodation
- Gated access
- On site parking
- Kitchen & WC
- Character accommodation with vaulted ceiling

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Summary

Available Size	758 sq ft
Rent	£20,000 per annum
Business Rates	TBC
Service Charge	N/A
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	366	34
1st - Office	392	36.42
Total	758	70.42

Description

Top Barn is a self contained 2 storey office building benefitting from kitchen and WC facilities as well as a gated driveway.

The building has recently been refurbished and the 1st floor has a vaulted ceiling creating a light and airy atmosphere.

The property can be used for any purposes within Class E of the Use Classes Order.

The property benefits from on site parking, WC and kitchenette facilities.

Location

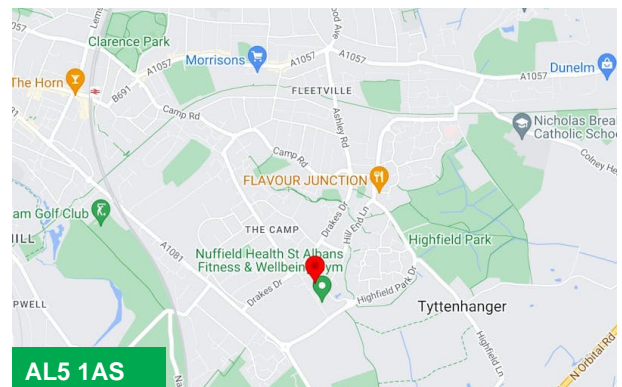
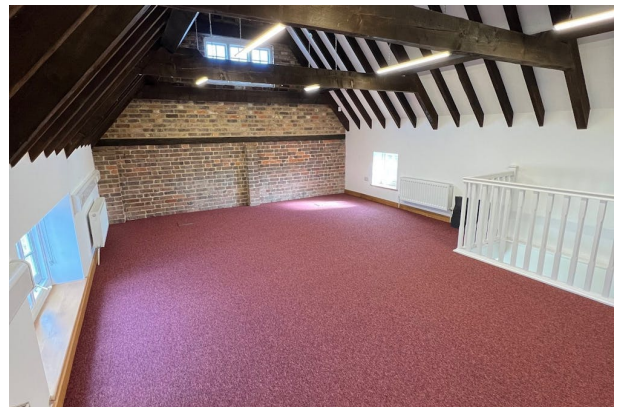
The property is located adjacent to the London Road Social Club on cell Barnes Lane, close to the junction with Drakes Drive offering quick access to the A1081 (London Road). The A1(M), M25 and M1 are all within approximately 10 minutes drive of the building.

Terms

The property is available to let on a new lease for a term to be agreed with the ingoing tenant.

Viewings

Strictly by appointment via the Agents.



Viewing & Further Information

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