

# TO LET

1,663 Sq Ft (154.49 Sq M)

- › St Albans City Centre Location
- › Views over Victoria & St Peters Street
- › Divided into a number of rooms
- › Cat 5 data cabling & fibre connection
- › Gas central heating



1-7 Victoria Street

St. Albans, AL1 3JG

Contact: Matthew Bowen or Hugo Harding  
Tel: 01727 575 445  
[eddisons.com](http://eddisons.com)





## Location

- The property is prominently located on the corner of St Peters Street and Victoria Street in St Albans town centre
- Victoria Street is in a prime business location close to the national motorway and train networks and within easy reach of Luton and Heathrow Airports
- St Albans City mainline railway station is within a 5 minute walk and provides a fast service to London St Pancras in 19 minutes.
- M25 (Junction 21a) 3.3 Miles  
M1 (Junction 6a) 3.3 Miles  
A1(M) (Junction 3) 4.0 Miles

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 Google Maps

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## Description

- The property demise forms the upper parts of 2 St Peters Street and 1-7 Victoria Street comprising first and second floor office accommodation
- The property is accessed via a ground floor level door on Victoria Street with stairs leading to the first floor
- The first floor is divided up into 4 separate office suites and benefits from a good level of natural light, male and female toilets, kitchenette, and a storage room
- The space is serviced by surface mounted CAT 5 data cabling and a mixture of recessed and surface mounted LED lighting
- The second floor comprises six office suites and benefits the same from a fit-out

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £33,260 per annum. VAT is not payable.

## Accommodation (Net Internal Area\*)

First Floor	78.69 SQ M	847 SQ FT
Second Floor	75.81 SQ M	816 SQ FT
<b>Total</b>	<b>154.49 SQ M</b>	<b>1,663 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 62

**Business Rates:** The rateable value is £38,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## Contact:

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