TO LET

1,663 Sq Ft (154.49 Sq M)

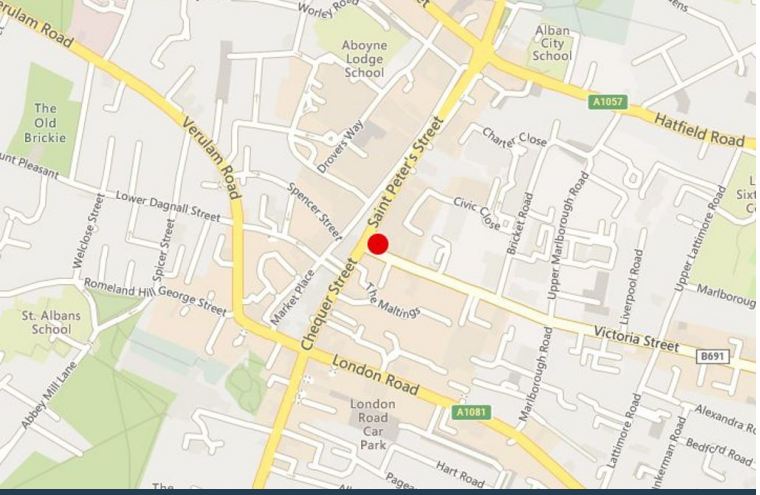
- St Albans City Centre Location
- Views over Victoria & St Peters Street
- Divided into a number of rooms
- Cat 5 data cabling & fibre connection
- Gas central heating

1-7 Victoria Street

St. Albans, AL1 3JG

Contact: Matthew Bowen or Hugo Harding
Tel: **01727 575 445**
eddisons.com

BTG Eddisons



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**
Total	**154.49 SQ M**	**1,663 SQ FT**

*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

Service Charge: Available upon request

Contact:

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