

**FIRST FLOOR, 54-56 VICTORIA STREET
ST ALBANS, AL1 3HZ**



TO LET

Office in St Albans Town Centre

2,735 SQ FT (254.06 M²)

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| <ul style="list-style-type: none">■ Prominent location■ Immediately adjacent to The Maltings shopping centre■ 4 car parking spaces | <ul style="list-style-type: none">■ Air conditioned offices■ Short walking distance to St Albans City Station |
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LOCATION

The property is prominently located on Victoria Street immediately adjacent to The Maltings shopping centre in one of prime office locations within St Albans city centre. The extensive retail and leisure facilities provided by the city centre are less than 15 metres from the building, whilst St Albans City Railway Station provides fast and frequent service to London (St Pancras International) and is approximately 200 metres from the building.

The Cathedral City of St Albans is located just north of the M25, approximately 22 miles north of Central London. The M1, M25 and A1(M) are all within 5 miles of the building thus offering excellent access to the National Motorway Network.

St Albans city provides a fast electrified service to St Pancras International Station, the City, Brighton, Gatwick and Luton Airports as well as international connections via Eurostar.

DESCRIPTION

The property comprises a modern office building constructed over ground, first, second and third floors. The first floor suite comprising 2,735 sq ft (254.06m²) is available and benefits from:

- Excellent natural light
- Air conditioning
- 8 person passenger lift
- WC's to each floor
- Double glazing
- Suspended ceilings with recessed light fittings
- On site car parking

TENURE

The property is available by way of a new lease for a term to be agreed with the incoming tenant.

RENT

£32 per sq ft per annum exclusive.

RATES

Rateable value: £40,000

Rates payable: £19,920 per annum (2018/19)

For further information on rates payable please contact St Albans District Council on 01727 866100.

SERVICE CHARGE

To be confirmed but expected to be circa £5 per sq ft per annum exclusive.

EPC

The Energy Performance Asset Rating is C68. A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via joint agents:

GRAHAM PAYNE
01727 843162
gp@stimpsons.co.uk

STIMPSONS
2 Falcon Gate
Shire Park
Welwyn Garden City
AL7 1TW

The full range of our instructions is available on our website www.stimpsons.co.uk

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