

**3<sup>RD</sup> FLOOR, TRIDENT HOUSE  
VICTORIA STREET, ST ALBANS, AL1 3HR**



**TO LET - £32.50 per Sq Ft**

**City Centre Office Suites**

1,437 and 1,442 SQ FT (133.5 and 134 M<sup>2</sup>)

- |                                                                                                                                                              |                                                                                                                                                                                                     |
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| <ul style="list-style-type: none"><li>■ Fully refurbished</li><li>■ Air conditioning</li><li>■ Suspended ceilings with LG7 lighting</li><li>■ Lift</li></ul> | <ul style="list-style-type: none"><li>■ City centre location</li><li>■ On-site car parking (approx. 1:380 sq ft)</li><li>■ Walking distance of St Albans Station</li><li>■ Reception area</li></ul> |
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**LOCATION**

The property is prominently located on Victoria Street adjacent to The Maltings Shopping Centre, close to the junction of Marlborough Road. The property is ideally located within the heart of St Albans, providing immediate access to the full range of amenities provided by the town centre.

St Albans is located approximately 22 miles north west of London. The City benefits from excellent road communications being located within 3.5 miles of the M25 and within 5 miles of the M1 and A1 (M).

St Albans City railway station is within walking distance of the building, which provides a fast (20 minutes) service to St Pancras International, Luton Airport, Moorgate, Gatwick Airport and Brighton.

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**DESCRIPTION**

The property comprises two refurbished suites on the 3<sup>rd</sup> floor.

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**ACCOMMODATION**

Suite 1    1,437 sq ft    133.5 m<sup>2</sup>  
Suite 2    1,442 sq ft    134.0 m<sup>2</sup>

(approximate net internal areas)

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**TERMS**

The suites are available to let on new full repairing and insuring leases for a term to be agreed with the ingoing tenants.

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**RENT**

£32.50 per sq ft

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**RATES**

Suite 1:    £22,500 per annum  
Suite 2:    £24,250 per annum

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

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**SERVICE CHARGE**

Upon application.

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**VAT**

The property is VAT Registered and therefore VAT will be charged on the rent and service charges.

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**EPC**

The Energy Performance Asset Rating is C52. A copy of the full Energy Performance Certificate is available upon request.

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**VIEWING**

Strictly by appointment via joint agents:

Matt Bowen  
Aitchison Rafferty  
01727 843232

**GRAHAM PAYNE**  
**01727 843162**  
**gp@stimpsons.co.uk**

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

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The full range of our instructions is available on our website

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