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01727 843162

2ND FLOOR, TRIDENT HOUSE VICTORIA STREET, ST ALBANS, AL1 3HR



TO LET - £35.00 per Sq Ft

City Centre Offices in Grade A Building

2,840 SQ FT (263.84 M²)

- Prime city centre location
- Grade A offices
- Fully raised floors
- Recesses new LED lighting
- 8 car parking spaces allocated
- Predominantly open plan with
 3 high quality office/meeting rooms
 Full disabled access and WCs
 - Walking distance of St Albans Station



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LOCATION	The building is located within the prime office area of St Albans to the south side of Victoria Street, between the main City Centre retail pitches and St Albans Thameslink railway station providing fast (20 mins) and frequent services to London Kings Cross St Pancras.
DESCRIPTION	The premises comprise a second floor suite within this prestigious Grade A City Centre office building. The offices are predominantly open plan with a boardroom, four office/meeting rooms and a server room formed of high quality glazed partitioning. The offices further benefit from fully raised floors, air conditioning, cat 6 data cabling, 8 person passenger lift and recently refurbished WC's within the common parts. There are 8 parking spaces allocated within the private gated car park.
ACCOMMODATION	Second Floor 2,840 sq ft (263.84 m²) (approximate net internal areas)
TERMS	The premises are available by way of a new full repairing and insuring lease. Terms to be negotiated.
RENT	£99,400 per annum
RATES	Rateable Value: £49,250 Rates Payable (2019/20): £24,181 For further information on rates payable please contact St Albans District Council. Tel: 01727 866100.
SERVICE CHARGE	There is a service charge for the upkeep and maintenance of the external and common parts of the building. This is budgeted for 2019 at £9.10 psf.
VAT	The property is VAT Registered and therefore VAT will be charged on the rent and service charges.
EPC	The Energy Performance Asset Rating is B56. A copy of the full Energy Performance Certificate is available upon request.
VIEWING	Strictly by appointment via joint agents:
	Matt BowenGRAHAM PAYNESTIMPSONSAitchison Raffety01727 8431622 Falcon Gate01727 843232gp@stimpsons.co.ukShire ParkWelwyn Garden CityAL7 1TW
	The full range of our instructions is available on our website
	www.stimpsons.co.uk April 19

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