

**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)

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| <ul style="list-style-type: none">■ Prime city centre location■ Grade A offices■ Fully raised floors■ Recesses new LED lighting■ 8 car parking spaces allocated | <ul style="list-style-type: none">■ 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:

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The full range of our instructions is available on our website

www.stimpsons.co.uk

April 19