

City Centre Second Floor Offices In Grade A Building

Approx. 263.84 sq m (2,840 sq ft)

**AITCHISON  
RAFFETY**



**Trident House, Victoria Street  
St Albans AL1 3HZ**

**To Let**

- Prime City Centre Location
- Grade A Offices
- Fully Raised Floors
- Recessed new LED Lighting
- Predominantly Open Plan With 3 High Quality Office/Meeting Rooms
- Full Disabled Access & WCs
- 8 Car Parking Spaces Allocated



**RICS**



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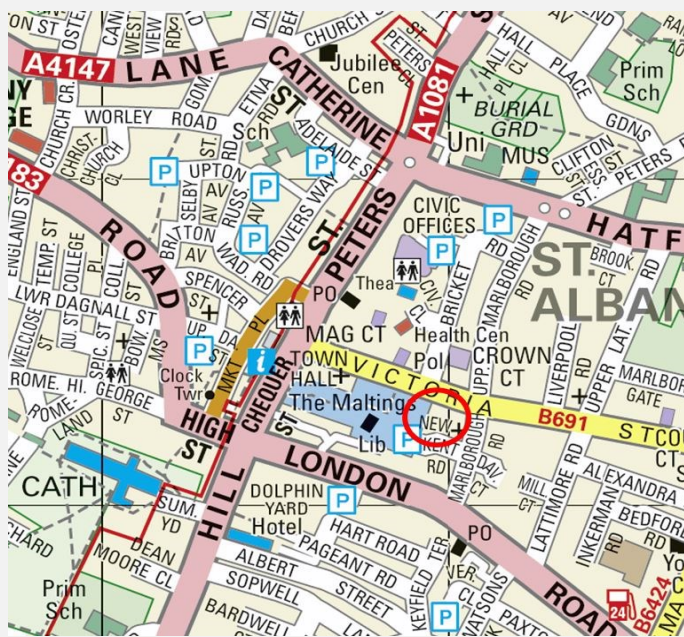
Second Floor  
Trident House  
Victoria Street  
St Albans, AL1 3HZ

## 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.

## 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.



## Floor Area

The approximate net internal floor area is:

Second Floor 2,840 sq ft (263.84 sq m)

## Price / Rent

£35 per sq ft.

## Terms

The premises are available by way of a new full repairing and insuring lease. Terms to be negotiated.

## Business Rates

From verbal enquiries with the Local Authority we understand that the rateable value is £49,250 with rates payable approximately **£23,000 pa.**

## Energy Performance Rating

Band B—56

## 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.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All prices quoted will be subject to VAT.

## Viewings

Strictly by appointment via the joint agents

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