

TO LET

>D KirkbyDiamond



1st & 2nd Floors
1-7 Victoria Street
St. Albans
AL1 3JG

City Centre Offices
1,663 SqFt (154.52 SqM)

- St Albans City Centre Location
- Views over Victoria & St Peters Street
- Divided into a number of rooms
- Cat 5 data cabling & fibre connection
- Gas central heating

Location

Situated on Victoria Street at its junction with St Peters Street and therefore being within the very centre of St Albans. The leisure and retail facilities of the City Centre are on the doorstep.

St Albans City mainline railway station is within a 5 minute walk and provides a fast service to London St Pancras in 19 minutes.

M25 (Junction 21a)	3.3 Miles
M1 (Junction 6a)	3.3 Miles
A1(M) (Junction 3)	4.0 Miles

Description

Office entrance from Victoria Street with the accommodation split over 1st & 2nd floors. The space is divided into a number of rooms and would suit an occupier that required separate areas as opposed to open plan. The accommodation is to be refurbished but benefits from excellent natural light, suspended ceilings with inset LED lighting, gas central heating and cat 5 data cabling with fibre connection.

To the first floor are two WCs and a kitchen area. There are additional storage rooms to ground and first floors.

Terms

The premises are to be let on a new full repairing and insuring lease with flexible terms available at a rental of £33,260 per annum exclusive.

VAT

We understand the property is not elected for VAT and therefore no VAT is payable on the rent.

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Floor Area (NIA)

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.

Accommodation	Sq M	Sq Ft
First Floor	78.72	847
Second Floor	75.80	816
Total	154.52	1,663

Areas quoted are approximate and should not be held as 100% accurate.

EPC

Band C - 62

Business Rates

We understand the rateable value is £32,000 with rates payable of approximately **£16,000 per annum**.

Interested parties are advised to contact the relevant Local Authority.

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together More information available upon request.

Viewings

For further details please contact the joint agents

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