



**AITCHISON
RAFFETY**



- Next to mainline railway station
- Air conditioning
- Staffed reception
- Up to 8 parking spaces
- Shower room
- Modern office building

Georgia Strazza
georgia.strazza@argroup.co.uk
01727 843232

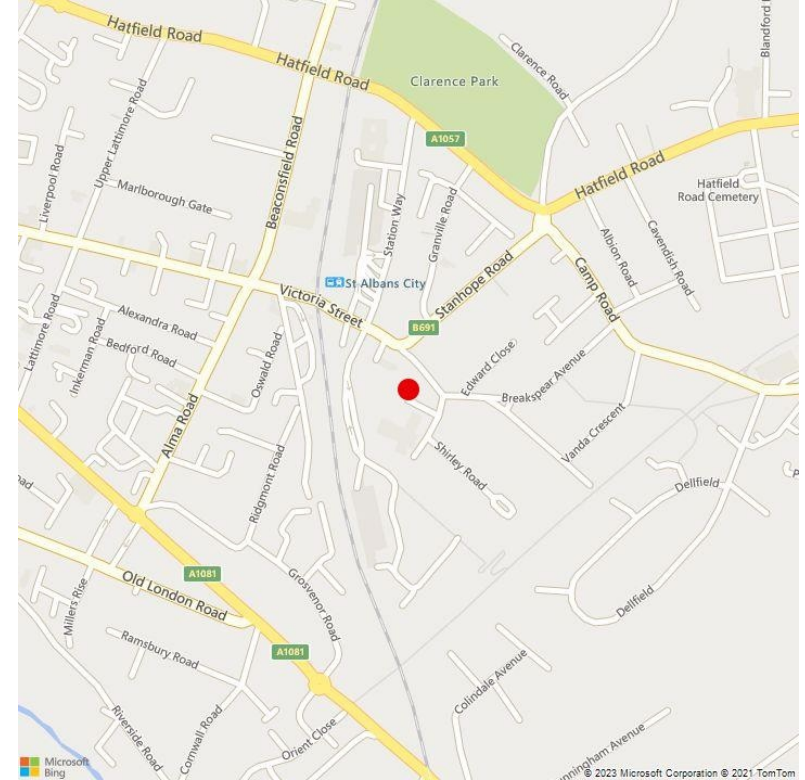
4 Victoria Square, Victoria Street, St. Albans, Hertfordshire, AL1 3TF

Grade A office space to let

Approx. 2,000 Sq Ft (185.8 Sq M)

To Let

4 Victoria Square, Victoria Street, St. Albans, Hertfordshire, AL1 3TF



Description

A fourth floor office suite within this Grade A office building. The accommodation is predominantly open plan with two separate offices / meeting rooms to one end. The office benefits from raised floors, air conditioning, cat V data cabling and a staffed reception. There is also up to 8 parking spaces available.

Location

The property is located next to St Albans mainline railway station which provides fast and frequent services to London St Pancras in 19 minutes. St Albans city centre is within a 10 minute walk.

Floor Area

Fourth floor	2,000 Sq Ft	185.8 Sq M
Total	2,000 Sq Ft	185.8 Sq M

Rent

£56,000 per annum exclusive

Terms

Available by way of a sublease until 20th April 2026 on effectively FRI terms.

Business Rates

The property will need to be reassessed. The rates payable is approximately £16,000 per annum. Potential occupiers are advised to make their own enquiries.

VAT

This property is subject to VAT.

Energy Performance Rating

Band B (39)

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together.
Please contact for more information.

Viewings
Strictly by appointment via the sole agents.
01727 843232
Georgia.strazza@argroup.co.uk

AITCHISON RAFFETY

www.argroup.co.uk



IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/ratable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.