

TO LET

>D KirkbyDiamond



Trident House
42-48 Victoria Street
St. Albans
AL1 3HZ

Grade A Office Suite

3,475 SqFt (322.83 SqM)

- Prime St Albans City Centre Location
- Grade A 1st Floor Offices
- Fully Raised Floor
- Recessed LED Lighting & Air Con
- 8 Car Parking Spaces

Location

Situated on Victoria Street, within the prime office location in St Albans City centre. The leisure and retail facilities of the City Centre are within 100 metres.

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

A 1st floor office suite overlooking Victoria Street and benefitting from excellent natural light. The suite has a suspended ceiling with LED lighting and air conditioning, a fully accessible raised floor with inset data cabling, and fibre data connection. Whilst currently partitioned to provide open plan areas together with a number of meeting rooms, the layout can be made open plan depending on occupier requirements.

Within the building, there is an eight person passenger lift, video door entry system, modern reception and parking for 8 cars within the secure and gated car park.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £121,625 per annum exclusive from Summer 2024.

VAT

VAT is payable on the rent.

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

Floor Area (NIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
First Floor	322.83	3,475

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

EPC

Band B - 45

Business Rates

We understand the rateable value is £97,000 with rates payable of approximately **£49,500 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

Matthew Bowen

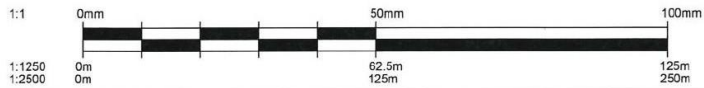
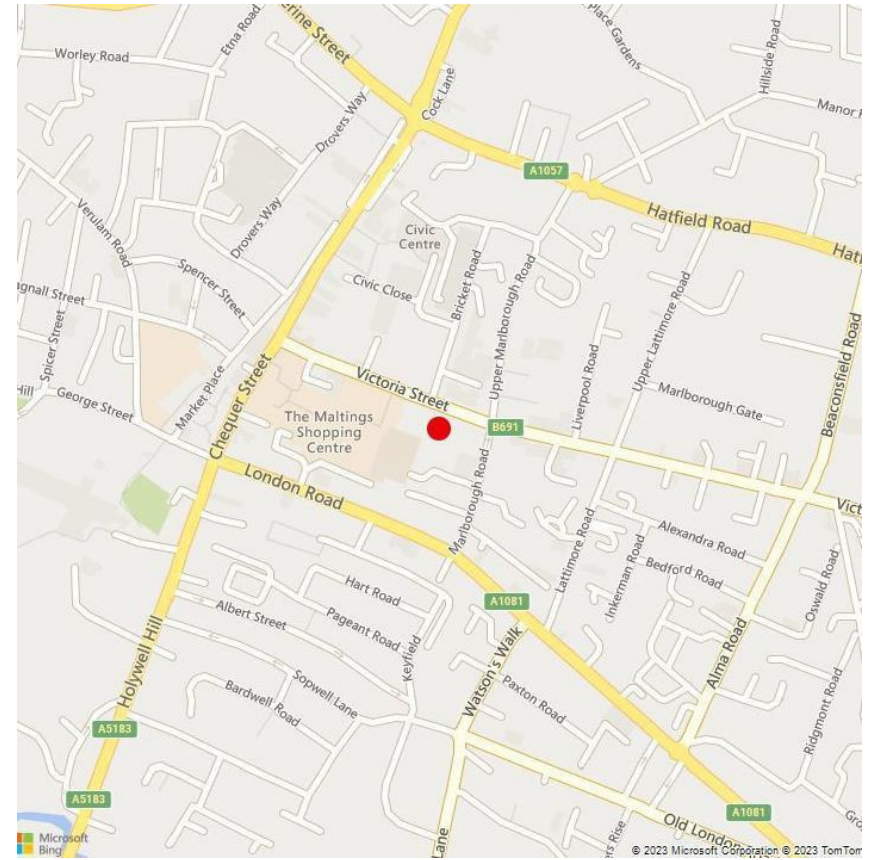
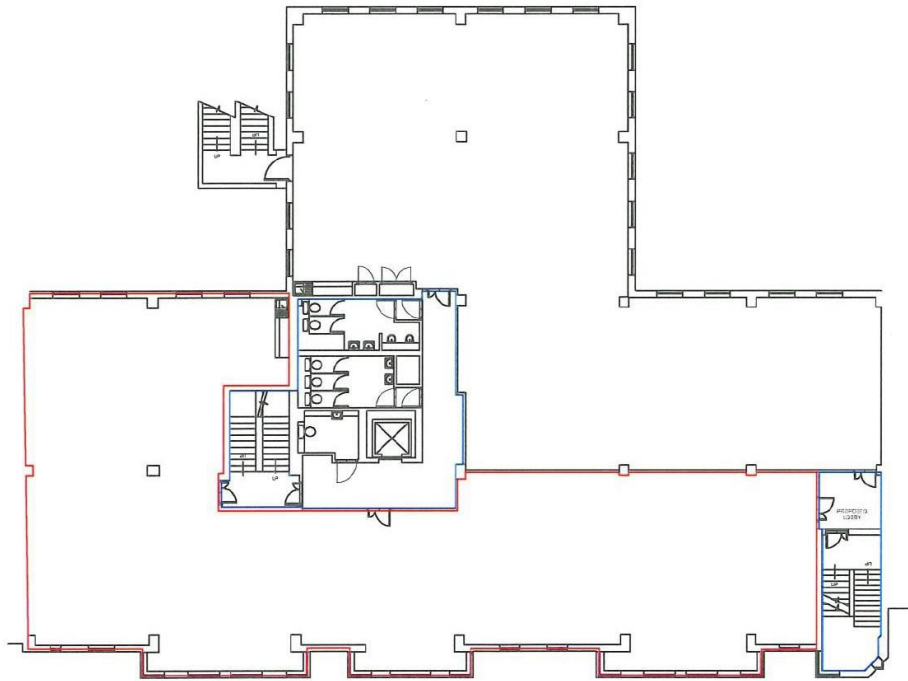
01727 222 181

matthew.bowen@kirkbydiamond.co.uk

or

Aitchison Raffety 01727 843232





 www.CS2.co.uk	PROJECT: Trident House; St Albans; First Floor	DRAWN: JG	SCALE: 1:250 @ A4
	TITLE: Lease Plan	DATE: 21/04/2016	DRAWING NO: 1053015/JG
		CHECKED: N/a	© 2016 CS2 Limited