

# TO LET

**>D** KirkbyDiamond



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

## Grade A Office Suite

1,880 SqFt (167.22 SqM)

- Prime St Albans City Centre Location
- Grade A 2<sup>nd</sup> Floor Offices
- To be refurbished
- Recessed LED Lighting & Air Con
- 5 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 2<sup>nd</sup> floor office suite benefitting from excellent natural light and available Summer 2024. 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 space is to be refurbished and provided in an open plan layout.

Within the building, there is an eight person passenger lift, video door entry system, modern reception and parking for 5 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 £65,800 per annum exclusive.

## VAT

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 2nd Edition.

<b>Accommodation</b>	<b>Sq M</b>	<b>Sq Ft</b>
Second Floor	167.22	1,880

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

## EPC

Band B - 45

## Business Rates

We understand the rateable value is £52,000 with rates payable of approximately **£26,570 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

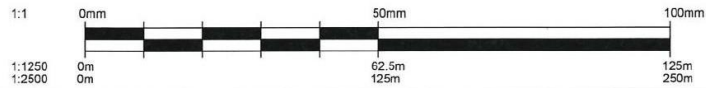
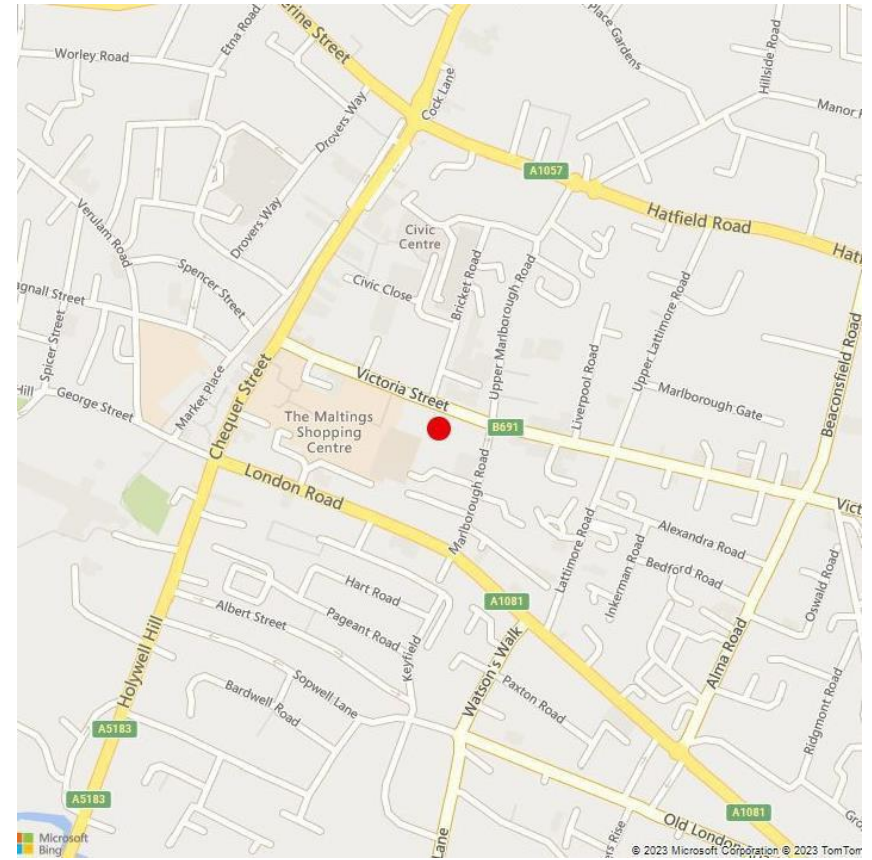
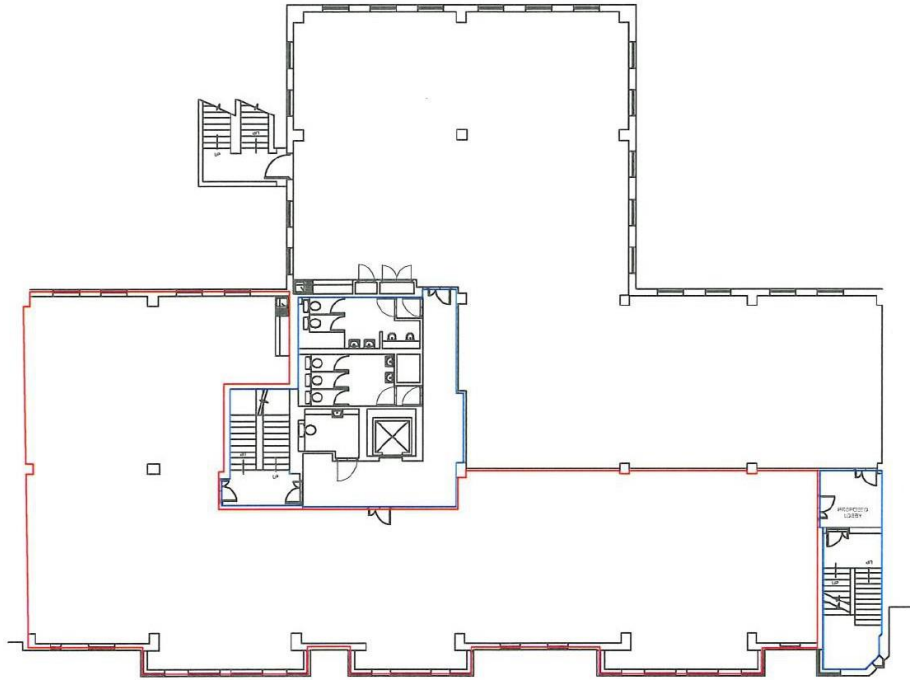
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PROJECT:  
Trident House; St Albans; First Floor

TITLE:  
Lease Plan

DRAWN:  
JG

DATE:  
21/04/2016

DRAWING NO:  
1053015/JG

CHECKED:  
N/a

SCALE:  
1:250 @ A4

REV:  
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