



**AITCHISON
RAFFETY**



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

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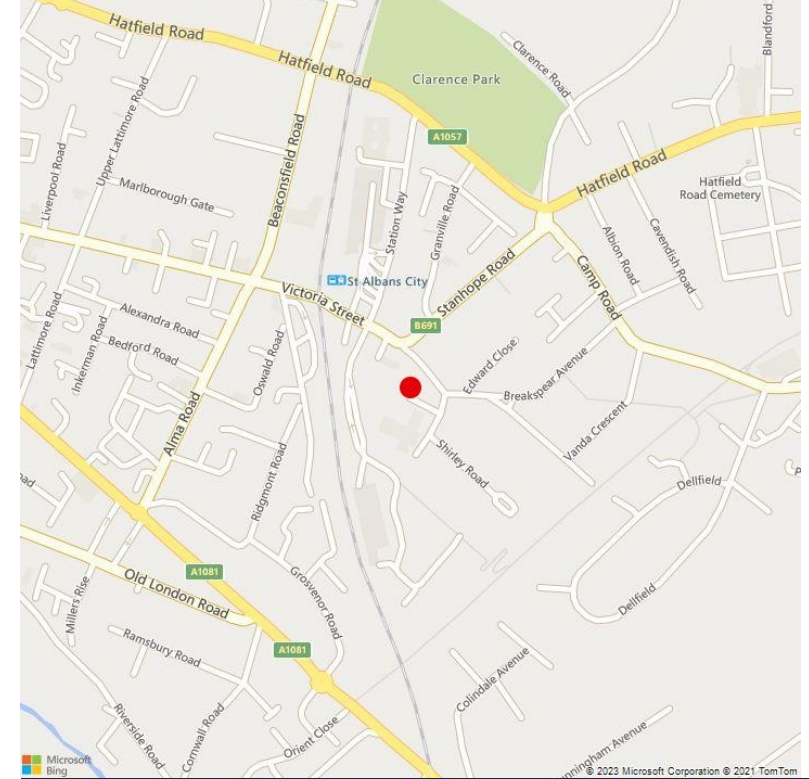
4 Victoria Square, Victoria Street, St. Albans, Hertfordshire, AL1 3TF

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.

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