



Charter Court, 74-78 Victoria Street

St Albans, AL1 3XH

Air-Conditioned Office Building With 39 On Site Parking Spaces TO BE LET

14,595 sq ft
(1,355.92 sq m)

- 3 pipe fan coil, air-conditioning and heating system
- Building management system
- Full access raised floors
- Glazed reception
- Barrier controlled parking for 39 cars. 1: 375 ft²
- Passenger lift
- Metal tiled suspended ceilings with inset LED Lighting

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Summary

Available Size	14,595 sq ft
Rent	£35 per sq ft Exclusive of all outgoing (Subject to contract)
Rates Payable	£213,675 per annum
Rateable Value	£385,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Charter Court is an attractive, brick office building, arranged over ground and two upper floors with 39 on-site parking spaces. The building, as depicted, is as currently fitted out to form a mix of open plan offices conference rooms and breakout areas. The existing partitioning may be available to an incoming tenant by arrangement alternatively the building is available in open plan format.

Location

Charter Court is in the heart of St Albans adjacent to its vibrant retail centre. It is considered a highly desirable place to work and live. St Albans is a vibrant city with a wide range of high-quality local amenities including restaurants, shops and leisure facilities, all within easy reach of the building. It has excellent connectivity via St Albans City Station National Rail Station (0.3 miles) and via the M1 (4 miles west), the A1M (5 miles east) and the M25 (3 miles South).

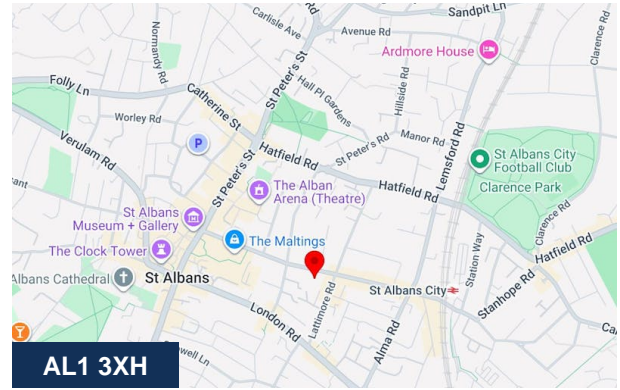
Accommodation

The accommodation comprises the following net internal floor areas:

Name	sq ft	sq m	Availability
Unit - Ground	2,615	242.94	Available
Unit - First	6,000	557.42	Available
Unit - Second	5,980	555.56	Available
Total	14,595	1,355.92	

Terms

The entire property is available by way of a full repairing and insuring lease for a term by arrangement



Viewing & Further Information



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