



## High Quality Offices Available Fully Fitted

### **St. Peters House**

45 Victoria Street, St. Albans, AL1 3HZ

Office

# TO LET

**2,697 sq ft**

(250.56 sq m)

- Fully refurbished
- Air conditioning
- Shower and WC facilities
- 6 parking spaces
- Prominent town centre location
- Available fully fitted
- "Plug & Play" network cabling

# St. Peters House, 45 Victoria Street, St. Albans, AL1 3HZ

## Summary

Available Size	2,697 sq ft
Passing Rent	£86,340 per annum
Rates Payable	£8.31 per sq ft
Rateable Value	£43,750
Service Charge	£7.75 per sq ft
Car Parking	6 parking spaces
VAT	Applicable
Estate Charge	N/A
EPC Rating	D (79)

## Description

St Peter's House is a four storey office building located in the heart of St Albans, which has been comprehensively refurbished to provide modern open plan offices, the top floor (third) benefits from excellent natural light and stunning views of the city.

This fully-equipped office features a glass-partitioned meeting room, a server room, and 8 bench desks that can accommodate up to 48 people. Each bench is equipped with 4 desktop double power sockets and thoughtfully positioned with 3 double power wall sockets and 6 network wall sockets, ensuring seamless connectivity. In addition, we offer the option to include 38 Herman Miller Verus Triflex Office Chairs, an 8-seat meeting room table, and 2 high tables for breakout areas. With everything in place, this plug-and-play office is ready for you to move in and start working, saving you thousands in setup and furnishing costs.

A BT leased line is installed for businesses that require fast and reliable internet, providing quick internet activation and rapid connectivity. This ensures that tenants can get online and start working without any delays.

The building is served by a lift to all floors, and also provides secure allocated parking for up to six vehicles, a highly coveted feature in central St Albans.

## Location

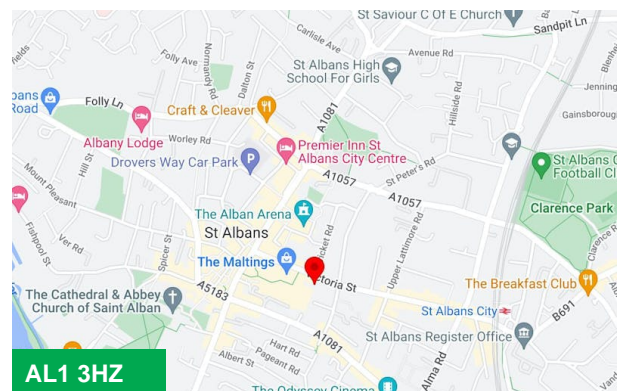
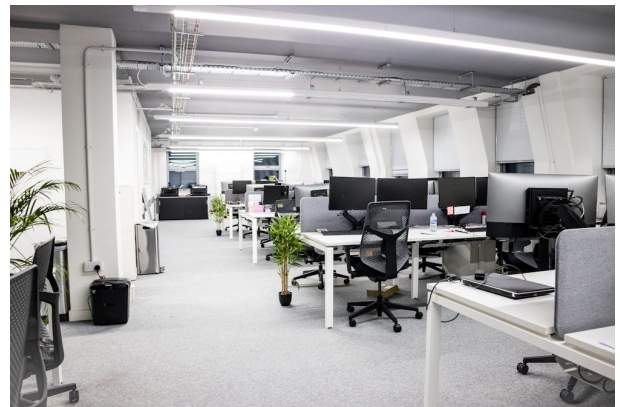
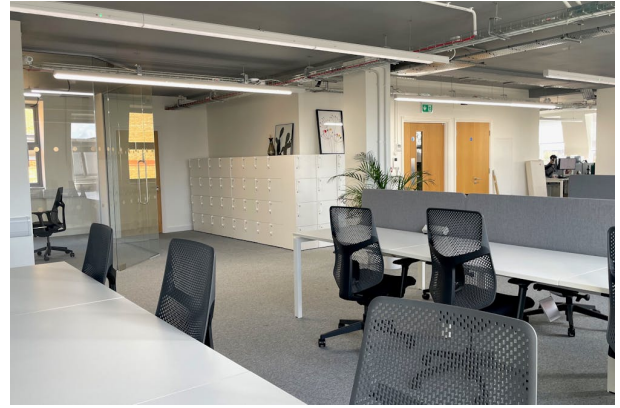
St Albans is located between Junctions 21 and 22 of the M25 and lies approximately 24 miles north of Central London. The M1 (4 miles) and A1(M) (5miles) are within easy reach. St Albans is easily assessable by rail via the Thameslink service with a direct journey time to St Pancras International of 19 minutes.

As a result of efficient communications and a skilled labour force, St Albans has become a favoured office location with occupiers including Apple, Skechers, Yum (Pizza Hut) and KFC, Deloitte, Luxottica, Crest Nicholson and Premier Foods to name a few.

St Peter's House is prominently located on the corner of Victoria Street and Marlborough Road in the heart of St Albans main business district. Town centre amenities are located within 200 metres of the building, whilst St Albans City station is within 500 metres.

## Accommodation

Name	sq ft	sq m	Availability
3rd	2,697	250.56	Available



## Viewing & Further Information

**Graham Payne**

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**Stimpsons**

**01707 259599**

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Name	sq ft	sq m	Availability
<b>Total</b>	<b>2,697</b>	<b>250.56</b>	

## Viewings

Strictly by appointment via sole agents (Monday to Friday 0900 to 17:30)

## Terms

The suite is available by way of an assignment or sub lease either until the lease expiry in April 2026 or until the break date in April 2024. Alternatively the landlord will consider granting a new longer term lease.