AITCHISON RAFFETY

- Prime city centre location
- Air conditioning
- 20 allocated parking spaces
- Passenger lift
- A few minutes walk to mainline railway station
- Cat VI data cabling
- Kitchen and WCs to each floor
- Suspended ceiling

Connor Harrington
connor.harrington@argroup.co.uk
01727 843232

ONLY £20 per sq ft

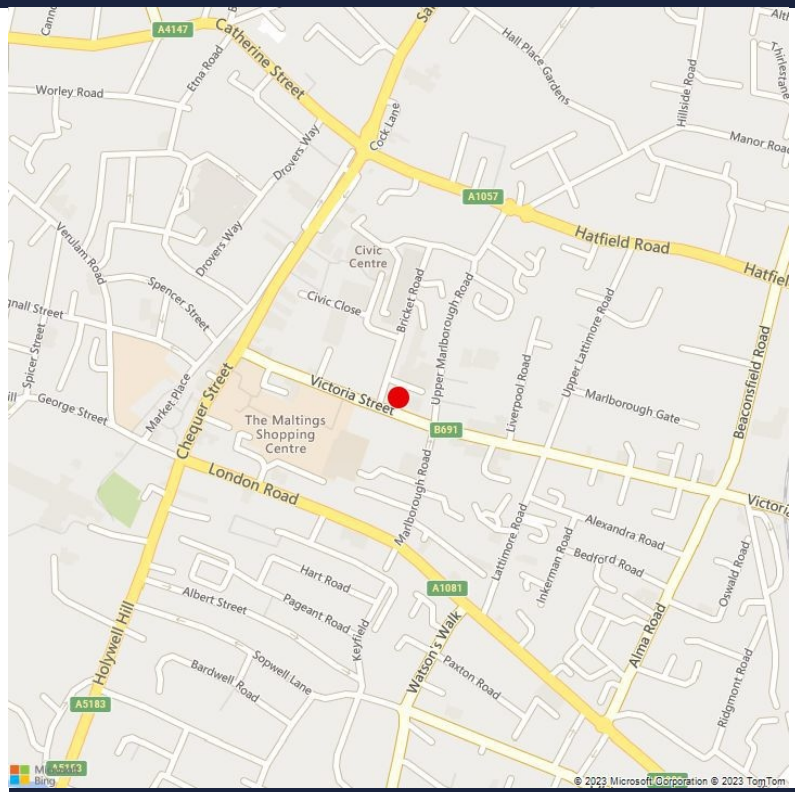
St. Peters House, 2 Bricket Road, St. Albans, Hertfordshire, AL1 3JW

Modern office building to let

Approx. 2,533 - 10,675 Sq Ft (235.32 - 991.71 Sq M)

To Let

St. Peters House, 2 Bricket Road, St. Albans, Hertfordshire, AL1 3JW



Description

A four storey, modern office building accessed via a shallow ramp to the reception / ground floor with air conditioning, Cat VI data cabling, passenger lift, LG4 lighting, perimeter trunking and door entry system. Each floor benefits from its own kitchen and WCs. There are a number of partitioned meetings rooms / offices that can be removed depending on occupier requirements. There are 20 allocated parking spaces.

Location

The building is prominently positioned on the corner of Bricket Road and Victoria Street, within a short walk of both the city centre shops and St Albans Thameslink railway station.

Floor Area

Ground	2,595 Sq Ft	241.08 Sq M
First	2,755 Sq Ft	255.94 Sq M
Second	2,722 Sq Ft	252.87 Sq M
Third	2,533 Sq Ft	235.32 Sq M
Total	**10,675 Sq Ft**	**991.71 Sq M**

Rent

£20.00 per sq ft

Terms

The property is available on a floor by floor basis or as a whole by way of a sublease until 1st May 2028. Alternatively the whole property may be available by way of a new 10 year lease.

Business Rates

The property is currently assessed as a whole with a rateable value of £295,000 with rates payable in the order of £151,040. If the property were to be let on a floor by floor basis then it will need to be reassessed.

VAT

This property is subject to VAT.

Energy Performance Rating

Band D - 50

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 - Aitchison Raffety
01727 843232
Connor Harrington
connor.harrington@argroup.co.uk

AITCHISON RAFFETY
www.argroup.co.uk

RICS

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