

# PERRY HOLT

CHARTERED SURVEYORS

# TO LET

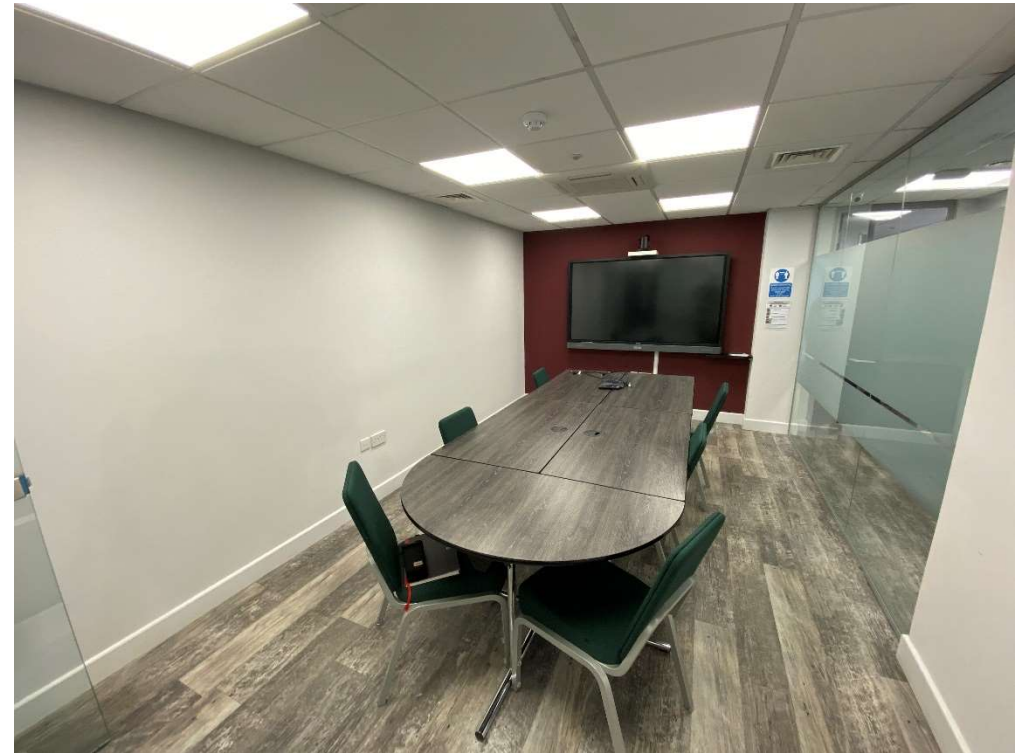
Town Centre Modern Air  
Conditioned Serviced Offices

Upper Floors, 54-56 Victoria Street, St. Albans,  
Hertfordshire, AL1 3HZ



## AVAILABILITY

Suite	No of persons	Availability	Price per month
103	6	RESERVED	£1,225
108	4	AVAILABLE	£800
109	6	AVAILABLE	£1,410
110	4	RESERVED	£875
111	4	RESERVED	£875
112	4	AVAILABLE	£875
113	3	AVAILABLE	£600
201	7	AVAILABLE	£1,450
202	4	AVAILABLE	£875
203	4	RESERVED	£875
205	6	AVAILABLE	£1,300
207	2	AVAILABLE	£464
208	1	AVAILABLE	£320
209	1	AVAILABLE	£320
211	4	RESERVED	£875
301	10	AVAILABLE	£2,000
302	5	AVAILABLE	£1,000
303	5	RESERVED	£1,000
306	4	RESERVED	£875
307	21	AVAILABLE	£4,150
308	6	RESERVED	£1,260
309	3	AVAILABLE	£630
310	3	AVAILABLE	£630
311	3	RESERVED	£630
312	2	AVAILABLE	£480



## AMENITIES

- ✓ Inclusive terms with the benefit of broadband
- ✓ Furnished or unfurnished
- ✓ Communal kitchens and W/C facilities.
- ✓ Parking available at additional cost
- ✓ Range of sizes available
- ✓ 2 meeting rooms

## LOCATION

Situated in the city centre, and within a few minutes walk of the main shopping area (St Peters Street) and St Albans City Thames Link station, providing rapid access to Central London.

St Albans is just north of junction 22 of the M25 and easily accessible via the M1 and A1(M).

The property is prominently located fronting Victoria Street close to the junction with Marlborough Road.

## DESCRIPTION

Modern air conditioned serviced offices in a prominent town centre location.

Suites ranging from a 1 person office (approx 50 sq ft) to 21 person office (approx 670 sq ft). Inclusive terms with the benefit of broadband. Can be Let furnished or unfurnished. Communal kitchen and W/C facilities on each floor. Parking available at additional cost. 2 meeting rooms available on an hourly rate, both with large tv screens and video conferencing

## TERM

1 year minimum term. Please see brochure for available suites

## RENT

Inclusive Rent on application, exclusive of business rates where each suite has been separately assessed. We understand VAT is payable on the rent.

## RATES

All separately assessed.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

# PERRY HOLT

CHARTERED SURVEYORS

FIRST FLOOR OFFICES 165-167 HIGH STREET  
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