

TO LET
OFFICE

 **GRAHAM
SIBBALD**



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

- Prime city centre location
- Air conditioning
- 20 allocated parking spaces
- Passenger lift

ONLY 620

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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.



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.

ACCOMMODATION

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

RATEABLE VALUE

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 CERTIFICATE

Band D - 50

QUOTING RENT

£20.00 Per Sq Ft

TENURE

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.

SERVICE CHARGE

There is a contribution towards the external and communal parts repair and maintenance together.

Please contact for more information.

To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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Date published: 01-Jun-2026

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