

## **\*FREEHOLD OFFICE BUILDING FOR SALE\***

**OFFERING A VARIETY OF OPPORTUNITIES**

**60 VICTORIA STREET  
ST ALBANS, HERTS AL1 3XH**



**3,866 SQ FT (359.2 SQ M) APPROX.**

### **LOCATION**

This prime site is situated in the city centre, within a few minutes' walk of the main shopping area (St Peter's 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).

**020 7522 8500**



## DESCRIPTION

This standalone office building constructed in 2001 is close to the junction with Marlborough Road. It currently provides self-contained, modern offices over ground and two upper floors as follows:

Floor	Description	Sq Ft	Sq M
2nd	Offices	1,342	124.72
1 <sup>st</sup>	Offices	1,563	145.19
Ground	Offices	961	89.29
<b>Total</b>	<b>Offices</b>	<b>3,866</b>	<b>359.20</b>

The site also includes a large car park at the rear accommodating at least 15 vehicles.

## AMENITIES

- Category II lighting
- Automatic passenger lift
- Disabled WC
- R22 compliant air conditioning
- Kitchenettes at each level
- Ample on-site car parking

## TENURE

The Freehold of this exciting opportunity is available immediately. It will initially have the benefit of the short-term income from Northland Controls, on a lease expiring 23<sup>rd</sup> May 2018 (contracted outside the L & T Act), subject to the passing rent of £90,000 per annum (£23.28 per sq ft).

<b>PRICE</b>	Upon application.
<b>RATING</b>	The new rateable value from 1 <sup>st</sup> April 2017 is £70,000.
<b>PLANNING</b>	The vendors have recently commissioned an expert's report on the potential for this site. Further details on request.
<b>EPC</b>	TBC
<b>LEGAL COSTS</b>	Each party to bear their own legal costs.
<b>VIEWING</b>	By prior appointment with the joint sole agents as follows:

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JANUARY 2017

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