

ST ALBANS | AL1 3XH



CHARTER COURT

74-78 VICTORIA STREET

TO BE LET

14,595 FT² - 1,355 M²

**AIR-CONDITIONED OFFICE BUILDING
WITH 39 ON SITE PARKING SPACES**



Charter Court is in the heart of St Albans adjacent to its vibrant retail centre, a highly desirable place to work and live.

St Albans is a vibrant city with a wide range of high-quality local amenities including restaurants, shops and leisure facilities, all within easy reach of the building.



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INTERNAL FLOOR AREA

14,595 ft² 1,355 m²

 CHARTER COURT



Farringdon - **26 mins**

Luton Airport - **21 mins**

Heathrow Airport – **1h 20 mins**

(Source National Rail)



M1 - **4 miles** to the West

Luton **12 miles** to the North

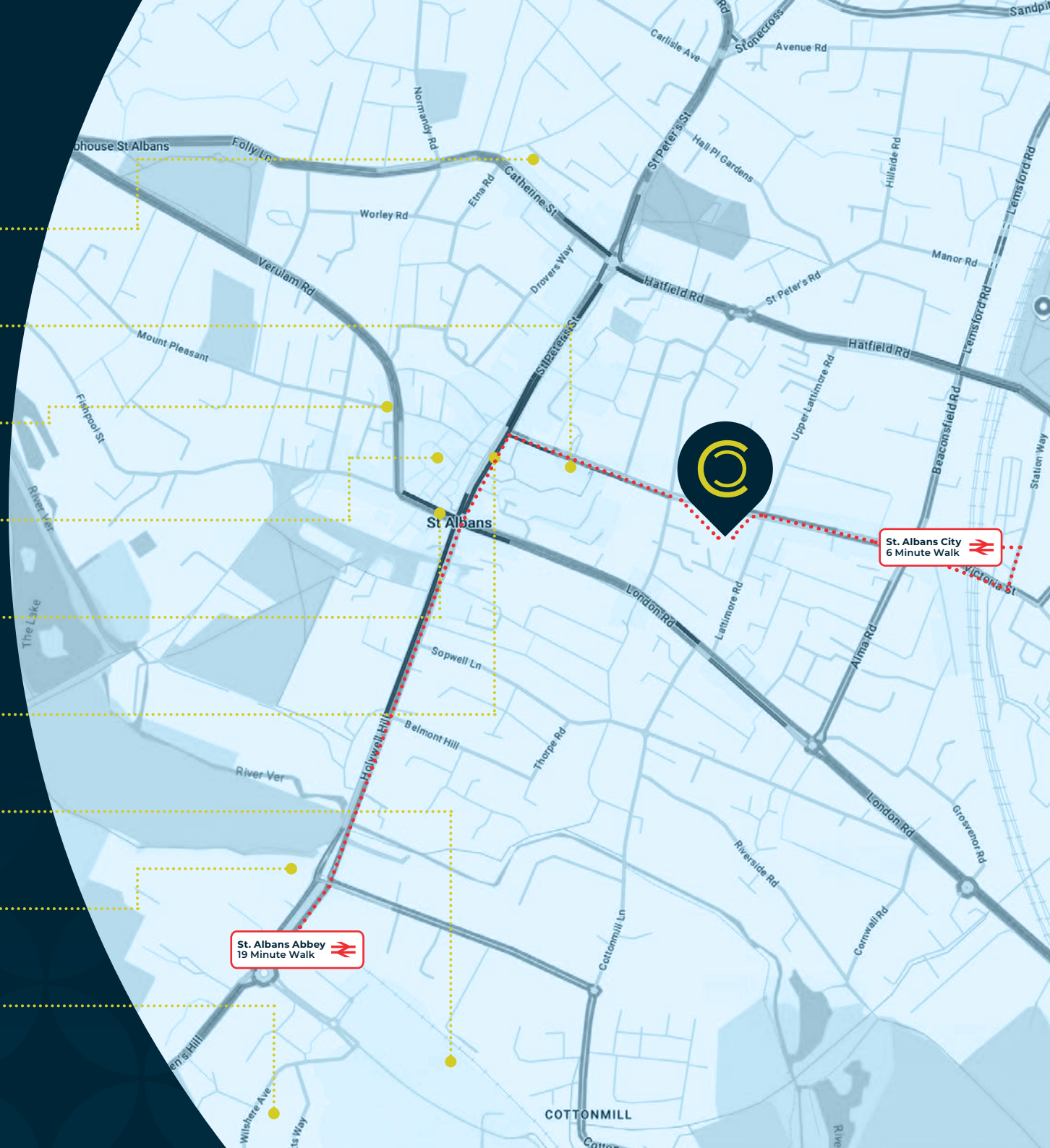
Heathrow **25 miles** to the South



CHARTER COURT



LOCAL AREA



C CHARTER COURT

Charter Court is an attractive, brick office building, arranged over ground and two upper floors with 39 onsite parking spaces. The building, as depicted is as currently fitted out to form a mix of open plan offices conference rooms and breakout areas. The existing partitioning may be available to an incoming tenant by arrangement alternatively the building is available in open plan format.

AMENITIES



3 pipe fan coil, air-conditioning and heating system



Building Management System



Full access raised floors



Glazed reception



Barrier controlled parking for 39 cars. 1:375 ft²



Lift



Metal tiled suspended ceilings with inset LED Lighting

THE BUILDING



ACCOMMODATION

The building comprises the following approximate net internal floor areas

Second Floor	5,980 sqft	556 sqm
First Floor	6,000 sq ft	557 sqm
Ground Floor	2,615 sq ft	243 sqm
Total	14,595 sq ft	1,355 sqm

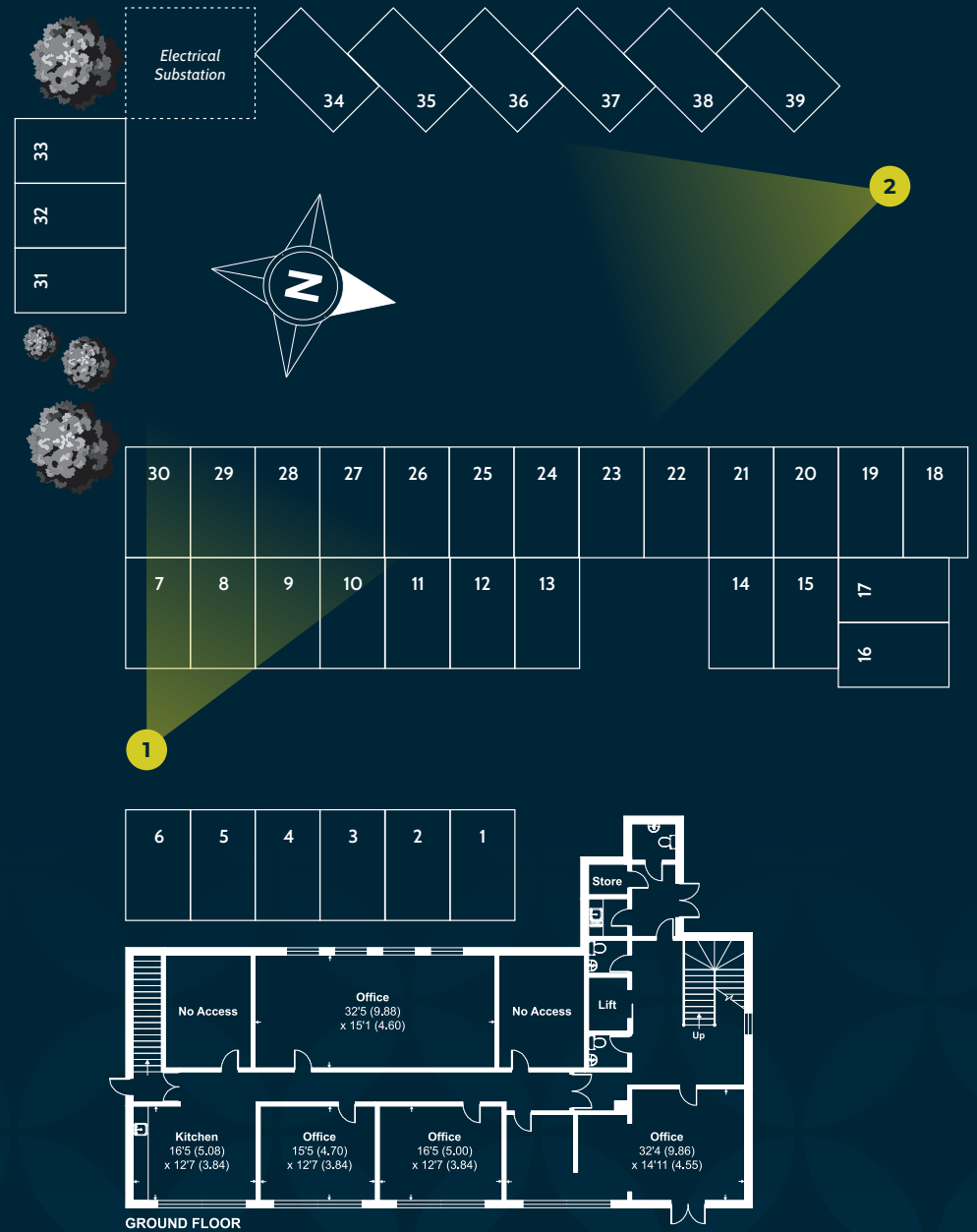


 CHARTER COURT

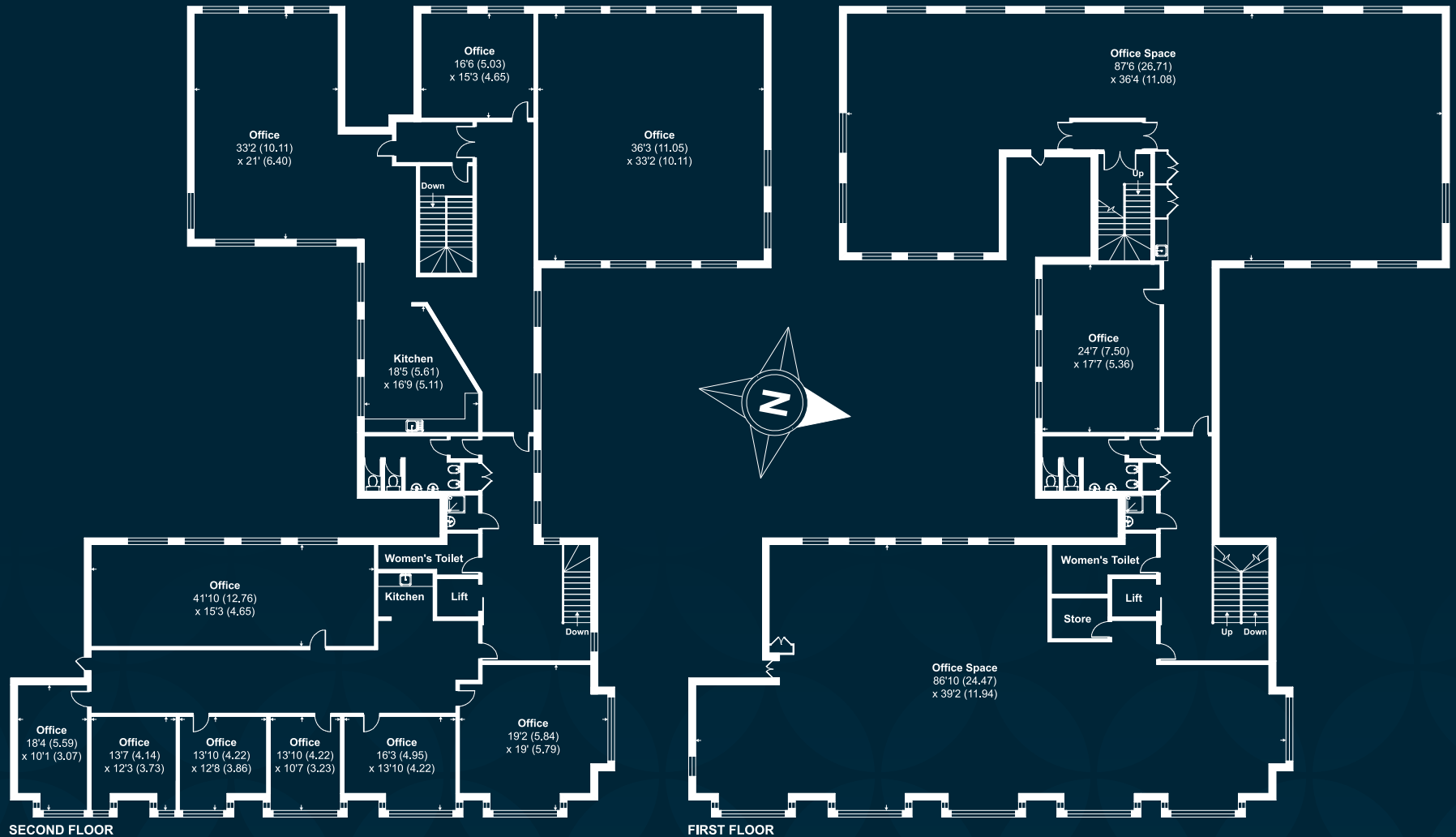


CHARTER COURT

FLOORPLAN - GROUND FLOOR



FLOORPLAN - 1ST & 2ND FLOORS



CHARTER COURT

LEASE

The entire property is available by way of a full repairing and insuring lease for a term by arrangement

RENT

£35.00 per sqft per annum exclusive of all outgoings (subject to contract)

BUSINESS RATES

We understand that the rateable value of 74-78 Victoria Street from 1 April 2026 is £392,500. The Rateable Value of the parking spaces at 74-78 Victoria Street is £16,750 from 1 April 2026. Prospective tenants are advised independently verify this information as no reliance can be placed upon it.

VAT

To be advised

EPC

To Follow

KEY INFORMATION





VIEWINGS

Strictly by appointment through
sole agents:



Peter Amstell - 020 8429 9007
peter@davidcharles.co.uk



DCPC Commercial Agency for themselves and for the landlords of this property whose agents they are, give notice that 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The lessor(s) does not make or give and neither DCPC Commercial Agency nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment December 2025.