

ST ALBANS | AL1 3XH



CHARTER COURT

74-78 VICTORIA STREET

TO BE LET

AVAILABLE AS A WHOLE OR IN PART

2,175 FT² - 14,595 FT²

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.



ST ALBANS | AL1 3XH

INTERNAL FLOOR AREA

2,175 ft² - 14,595 ft²

 CHARTER COURT



CHARTER COURT



Rail

- London St Pancras - **22 mins**
 - Farringdon - **26 mins**
 - East Croydon - **53 mins**
 - Luton Airport - **21 mins**
 - Gatwick Airport - **1h 8 mins**
 - Heathrow Airport - **1h 20 mins**
- (Source National Rail)



Road

- A1M - **5 miles** to the east
- M1 - **4 miles** to the West
- M25 - **3 miles** to the South
- Luton **12 miles** to the North
- Heathrow **25 miles** to the South

CONNECTIVITY

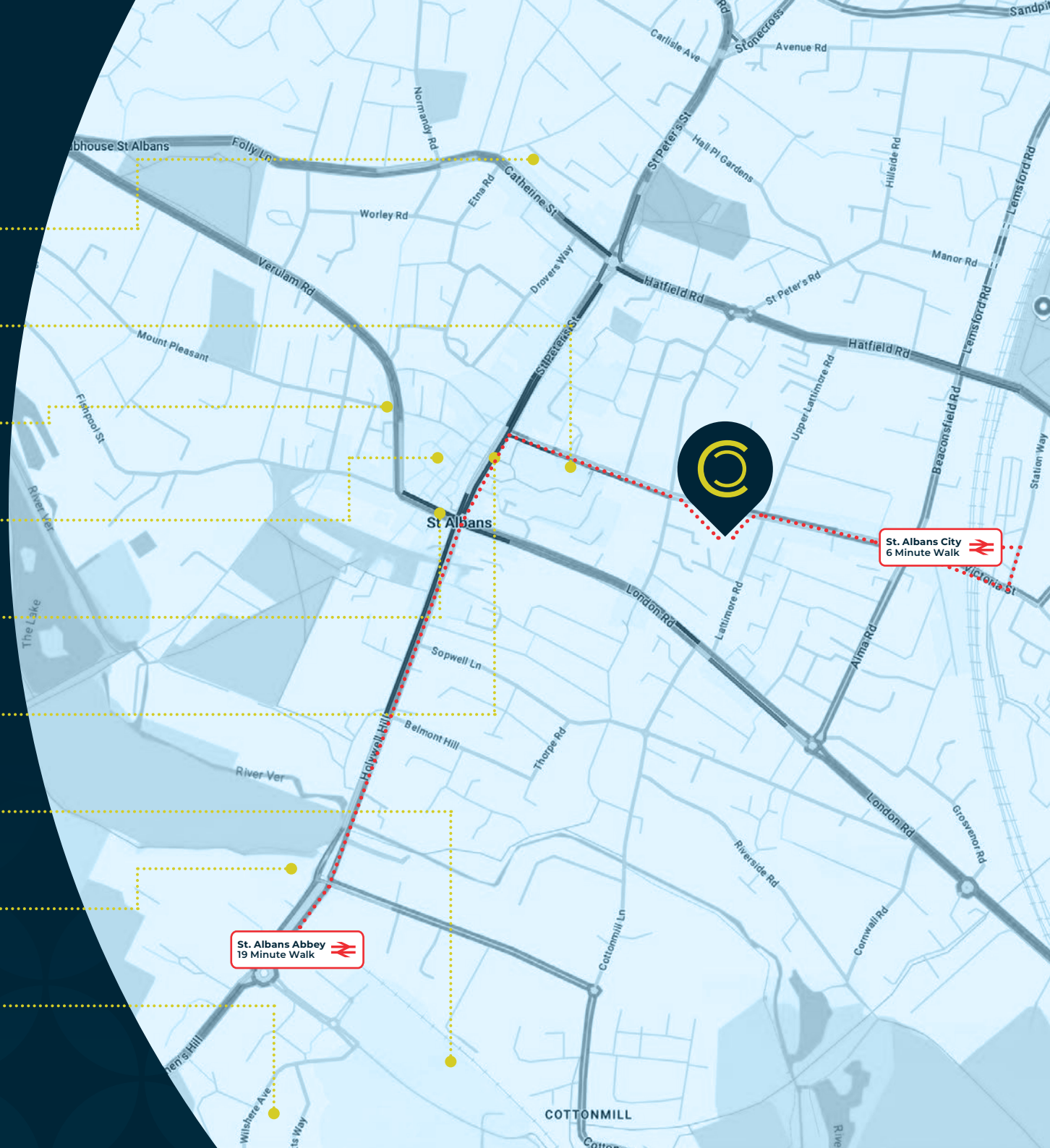




CHARTER COURT



LOCAL AREA



St. Albans City
6 Minute Walk

St. Albans Abbey
19 Minute Walk

COTTONMILL

CHARTER COURT

Charter Court is an attractive, brick office building, arranged over ground and two upper floors with 39 onsite parking spaces. The building comprises 5 individual wings on which are partitioned to form a mix of open plan offices, conference rooms and breakout areas. The previous occupants network remains installed.



Furniture not included

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 Front	2,565 sq ft	238.3 sqm
Second Floor Rear	3,415 sqft	317.3 sqm
First Floor Front	2,575 sq ft	239.2 sqm
First Floor Rear	3,425 sqft	318.2 sqm
Ground Floor Front	2,175 sq ft	202.0 sqm
Reception	440 sq ft	40.9 sqm
Total	14,595 sq ft	1,355 sqm



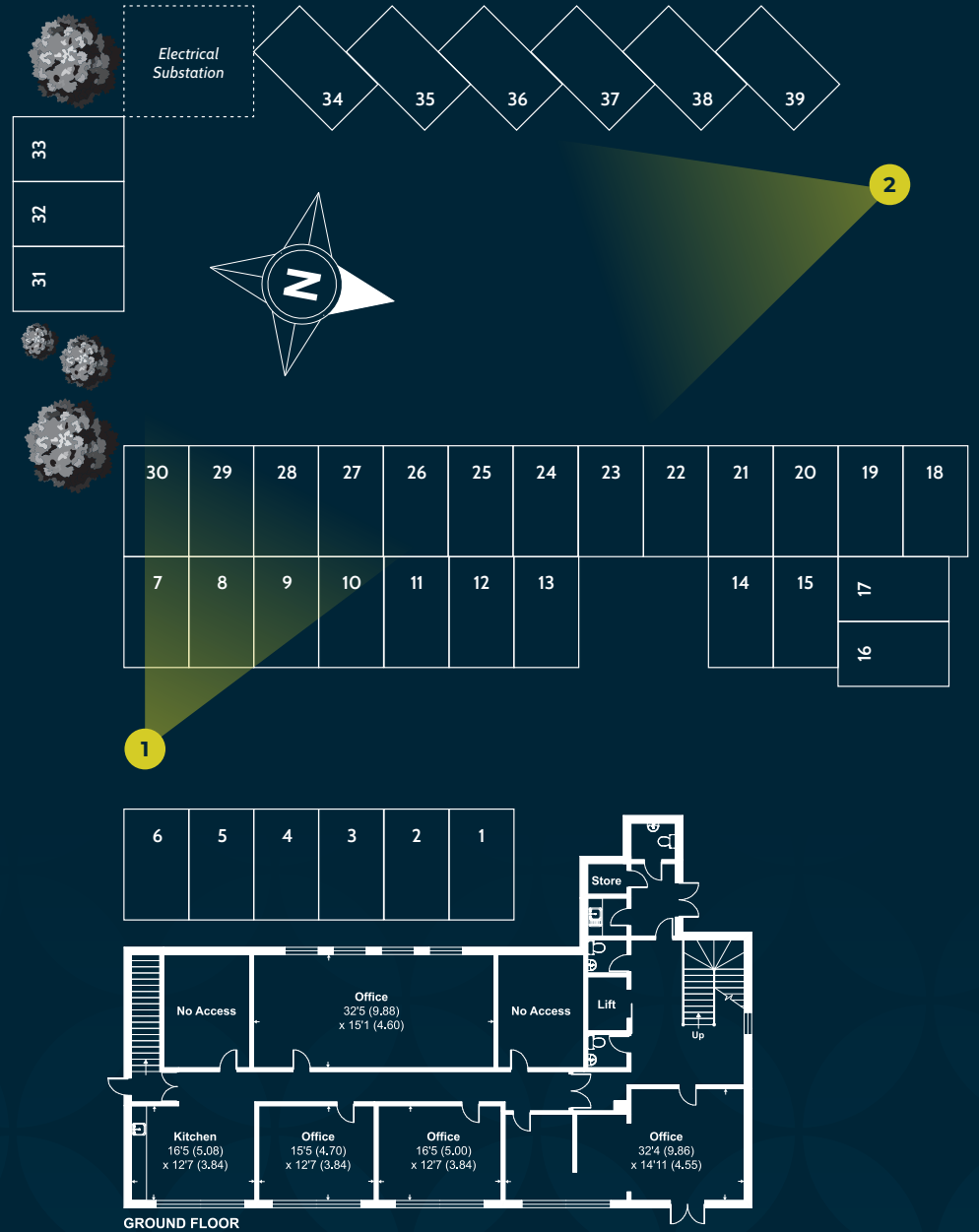
 CHARTER COURT





CHARTER COURT

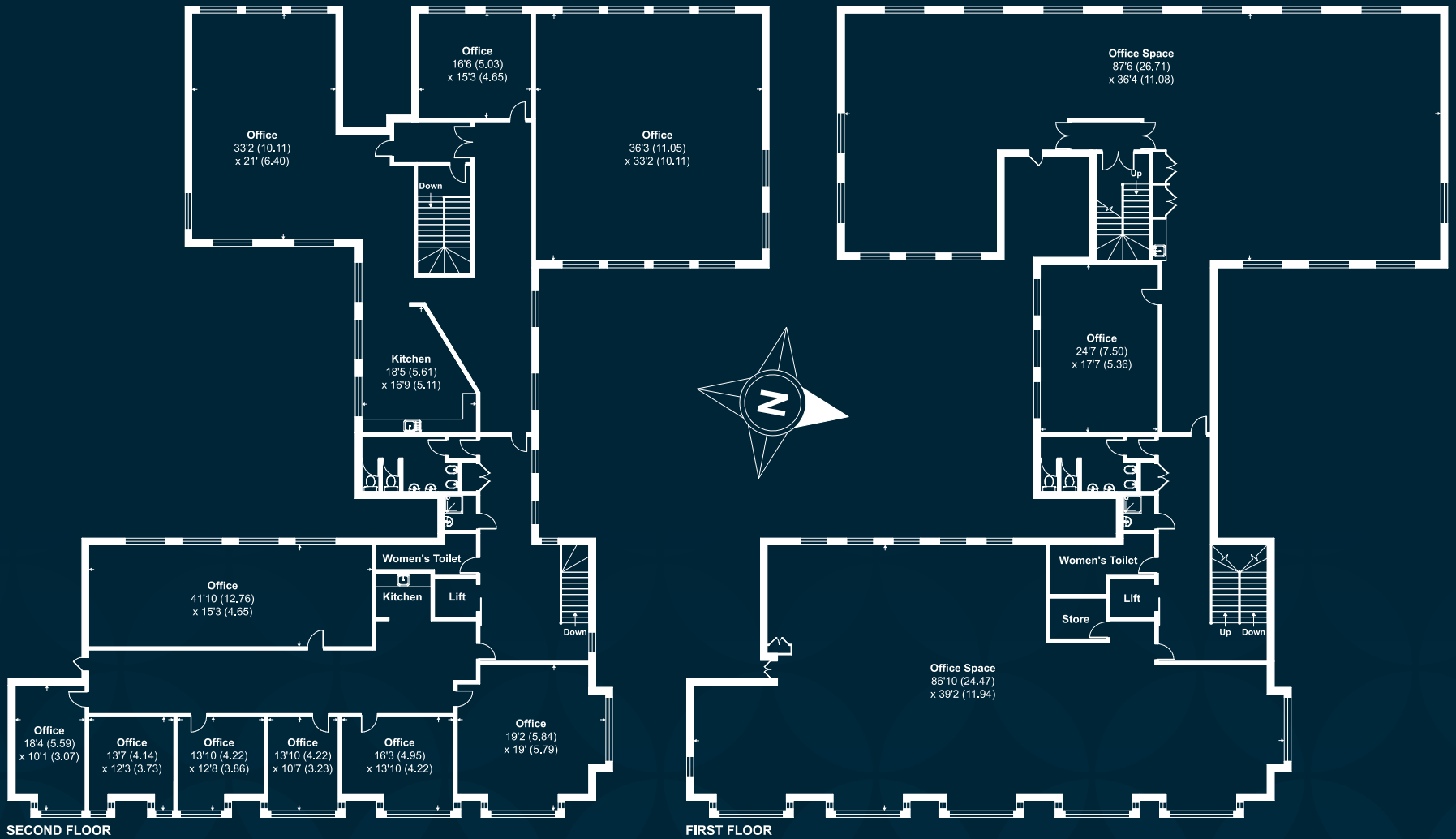
FLOORPLAN - GROUND FLOOR





CHARTER COURT

FLOORPLAN - 1ST & 2ND FLOORS



CHARTER COURT

LEASE

The property is available by way of full repairing and insuring leases of the entire or individual wings for a term of arrangement.

RENT

Upon Application

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

Applicable

EPC

B-30

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 June 2026.