

# TRIDENT HOUSE

42-48 VICTORIA STREET,  
ST ALBANS, AL1 3HZ



**HIGH QUALITY REFURBISHED OFFICE SPACE TO LET  
WITHIN WALKING DISTANCE OF ST ALBANS STATION**



Grade A refurbishment  
Open plan accommodation  
Air conditioning  
Full access raised floors  
On-site secure car parking  
Recessed LED lighting  
6 car parking spaces  
Full disabled access

To let: £37.50 per sq ft  
Suite 1 – 1,840 sq ft  
Suite 2 – 2,219 sq ft



## LOCATION

Trident House is located immediately adjacent to the city centre and is a short walk from St Albans City station. St Albans City station provides a fast service (20 mins) to St Pancras International, Luton Airport, Moorgate, Gatwick Airport and Brighton.

The city centre combines historic buildings with modern developments and provides a wide range of amenities including popular high street retailers and boutiques together with an extensive choice of restaurants, bars and cafés.

## ACCOMMODATION

**Suite 1:** 1,840 sq ft 171 sq m

**Suite 2:** 2,219 sq ft 206.15 sq m  
(approximate net internal areas)

## TERMS

The suites are available to let on new full repairing and insuring leases for a term to be agreed with the occupiers.

## RENT

£37.50 per sq ft

## EPC

The Energy Performance Asset Rating is C52. A copy of the full Energy Performance Certificate is available upon request.

## BUSINESS RATES

**Suite 1:** The rateable value is £28,500 with rates payable in 2020/21 in the order of **£14,235** per annum.

**Suite 2:** The rateable value is £37,250 with rates payable in 2020/21 in the order of **£18,590** per annum.

## SERVICE CHARGE

Upon application.

## VAT

The property is VAT Registered and therefore VAT will be charged on the rent and service charges.

## VIEWINGS

Strictly by appointment via sole agent



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