

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
Full disabled access
Fibre backbone for fast
broadband connection

To let:
Suite 1 – 3,475 sq ft
Suite 2 – 1,440 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

(approximate net internal areas)

First floor

Suite 1: 3,475 sq ft 323 sq m

Second floor

Suite 2: 1,440 sq ft 134 sq m

EPC

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

TERMS

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

RENT

Upon application.

SERVICE CHARGE

Upon application.

VAT

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

Strictly by appointment via joint agents



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