



**AITCHISON  
RAFFETY**



- Prime city centre location
- Grade A offices
- Predominantly open plan
- Full access raised floors
- Recessed LED lighting
- Air conditioned
- 8 person passenger lift
- 8 parking spaces

Hugo Harding  
[hugo.harding@argroup.co.uk](mailto:hugo.harding@argroup.co.uk)

Georgia Strazza  
[georgia.strazza@argroup.co.uk](mailto:georgia.strazza@argroup.co.uk)

01727 843232

**Trident House, 42-48 Victoria Street, St. Albans, AL1 3HZ**

**Second Floor, Grade A Office Suite**

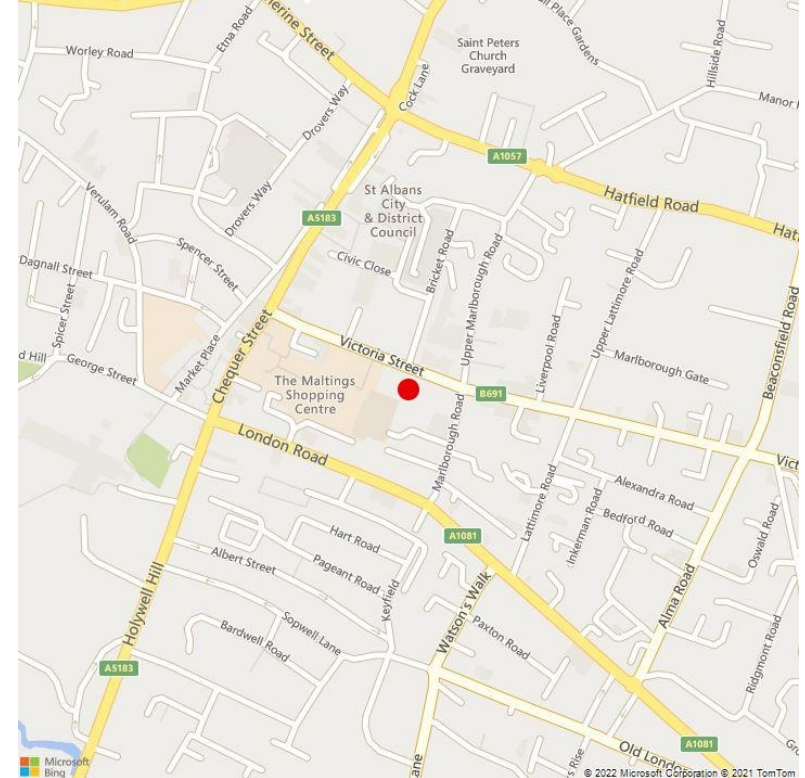
**Approx. 2,840 Sq Ft (263.84 Sq M)**

**To Let**

King House, 55 Victoria Street, St Albans, Hertfordshire AL1 3ER

[www.argroup.co.uk](http://www.argroup.co.uk)

# Trident House, 42-48 Victoria Street, St. Albans, Hertfordshire, AL1 3HZ



## Description

A second-floor office suite within this City centre Grade A office building. The suite is predominantly open plan with a partitioned board room and three separate offices which can be retained or removed depending on occupier requirements. There are 8 car spaces available.

## Location

Within the prime office location in St Albans City centre. St Albans mainline railway station is within a 5 minute walk and provides a fast service to London St Pancras in 19 minutes.

St Albans mainline train station	0.25 Miles
M25 (Junction 21a)	3.3 Miles
M1 (Junction 6a)	3.3 Miles
A1(M) (Junction 3)	4 Miles

## Floor Area

<b>Total</b>	<b>2,840 Sq Ft</b>	<b>263.84 Sq M</b>
--------------	--------------------	--------------------

## Rent

£37.50 per sq ft

## Terms

By way of a new full repairing and insuring lease for a term to be agreed.

## Business Rates

From verbal enquiries, we believe from April 2023 the rateable value is £79,000 with rates payable £39,500pa

## VAT

All quoted prices are subject to VAT

## Energy Performance Rating

Band C - 52

## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. For 2021/22 this was £9.50/sf.

## Viewings

Strictly by appointment via the sole agents - Aitchison Raffety 01727 843232  
Hugo Harding  
hugo.harding@argroup.co.uk



www.argroup.co.uk



INVESTORS IN PEOPLE®  
We invest in people Silver



### IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.