



**AITCHISON
RAFFETY**



- Prime St Albans City Centre location
- Grade A office building
- Full access raised floors
- Building entry phone and reception
- Air-conditioned
- 8 person passenger lift
- Recessed LED lighting
- Secure Parking 1:408 sq ft
- High quality fit out
- Views over Victoria Street

Georgia Strazza
georgia.strazza@argroup.co.uk
01727 843232

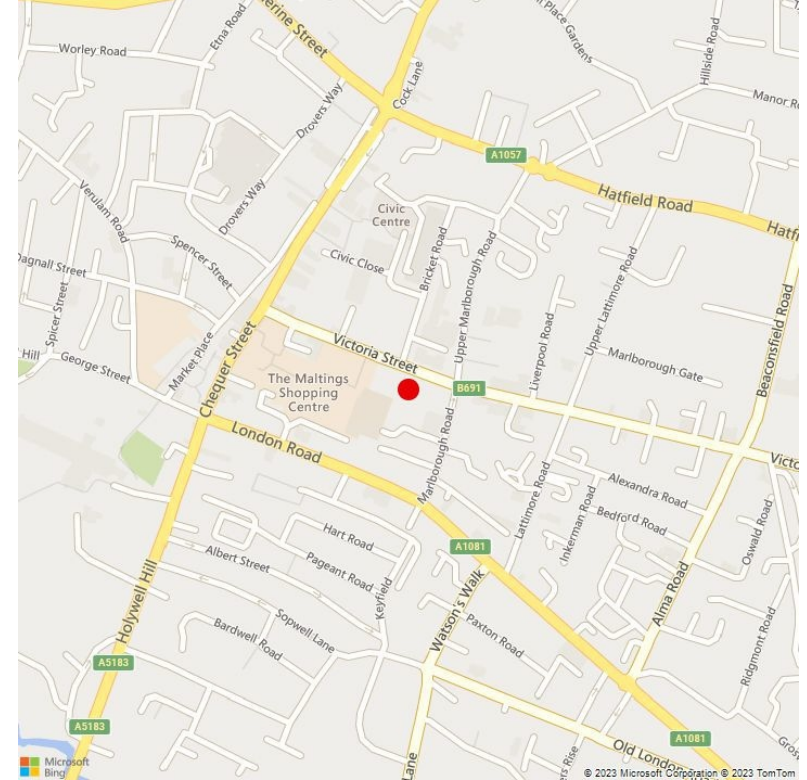
Trident House, 42-48 Victoria Street, St. Albans, AL1 3HZ

Multiple Grade A Office Suites

Approx. 1,840 - 3,475 Sq Ft (170.94 - 322.83 Sq M)

To Let

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



Description

Multiple office suites available within this City centre Grade A office building. The office's benefit from suspended ceilings with LED lighting and air conditioning, fully accessible raised floor with inset data cabling, and a dedicated server room with a fibre data connection and excellent natural light.

Within the building, there is an eight-person passenger lift, entry phone and shared reception. There is parking available on site at a ratio of 1:408 sq ft.

Floor Area

First Floor Suite	3,475 Sq Ft	322.83 Sq M
Second Floor Suite	2,840 Sq Ft	263.84 Sq M
Second Floor Suite	1,840 Sq Ft	170.94 Sq M
Total	3,475 Sq Ft	322.83 Sq M

Terms

Available by way of a new full repairing and insuring lease.

Rent

£37.50 per sq ft per annum exclusive

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

VAT

All quoted prices are subject to VAT

Energy Performance Rating

Band B- 45

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. More information available upon request.

IMPORTANT NOTICE

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Viewings

By appointment only with sole agents Aitchison Raffety
 Georgia Strazza 01727 843232
 georgia.strazza@argroup.co.uk
 or Kirkby Diamond 01727 222 181

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www.argroup.co.uk



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 We invest in people Silver

