

# TO LET

621 Sq Ft (57.69 Sq M)

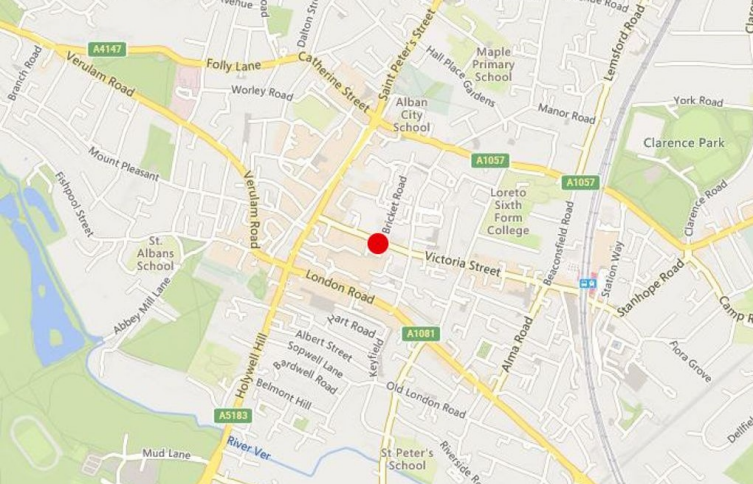
- Secure Parking
- Fully Wheelchair accessible
- 8 person passenger lift



## Ground Floor Suite 1

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





## LOCATION

- Situated in the prime office district of St Albans City Centre, Trident House offers excellent connectivity. St Albans mainline railway station is just a 5-minute walk away, providing fast service to London St Pancras in 19 minutes.
- St Albans City Train Station 0.25 miles  
M25 - (Junction 21a) 3.3 miles  
M1 - (Junction 6a) 3.3 miles  
A1(M) - (Junction 3) 4 miles

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Google Maps

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## DESCRIPTION

- A ground floor office suite benefitting from excellent natural light
- The suite has a suspended ceiling with LED lighting and air conditioning, a fully accessible raised floor with inset data cabling, and fibre data connection
- Net Carbon Zero Enabled

## TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £35 psf.

## ACCOMMODATION

**Ground Floor** **57.69 SQ M** **621 SQ FT**

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: B-45**

**Business Rates:** Available upon request

**Service Charge:** Available upon request

## CONTACT:



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