

TO LET

621 Sq Ft (57.69 Sq M)

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



Ground Floor Suite 1

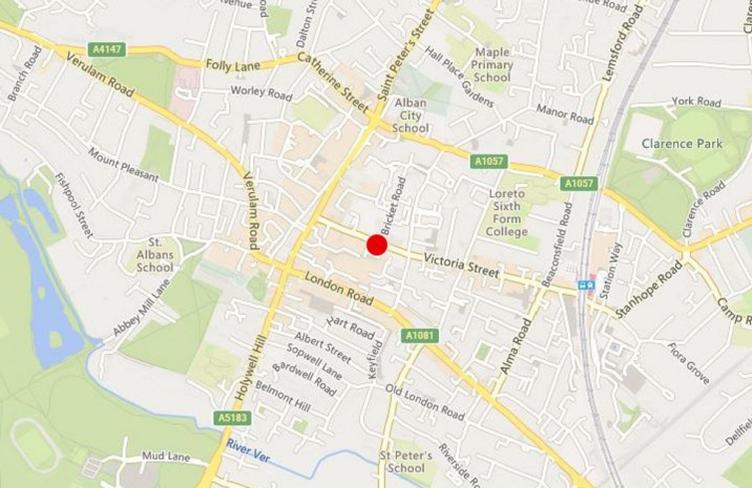
Trident House, 42-48 Victoria Street, St. Albans, AL1 3HZ

 **KirkbyDiamond**

Contact: Matthew Bowen or Hugo Harding

Tel: 01727 575 445

kirkbydiamond.co.uk



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

/// what3words

///pinks.boats.debit

Google Maps

Click here



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:



MATTHEW BOWEN

07442 820 386 matthew.bowen@kirkbydiamond.co.uk



HUGO HARDING

07425 243 317 hugo.harding@kirkbydiamond.co.uk