

# TO LET

1,033 Sq Ft (95.97 Sq M)

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



## 3rd 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](http://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

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Google Maps

Click here



## DESCRIPTION

- A 3rd 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 and separate meeting room
- The office can come fully furnished depending on occupier requirements
- Within the building, there is an eight person passenger lift, video door entry system, modern reception and parking for
- 3 car parking spaces within the secure and gated car park

## TERMS

The premises are to be let on a new lease with flexible terms available at an rent inclusive of service charge of £43,870 per annum.

## ACCOMMODATION

**3rd Floor Suite 1**                      **95.97 SQ M**                      **1,033 SQ FT**

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

**EPC: B-45**

**Business Rates:** The rateable value is £35,250 with rates payable available upon request or from [www.VOA.gov.uk](http://www.VOA.gov.uk)

**Service Charge:** Available upon request

## CONTACT:



**MATTHEW BOWEN**

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