

TO LET

1,880 Sq Ft (174.65 Sq M)

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



2nd Floor Suite 1

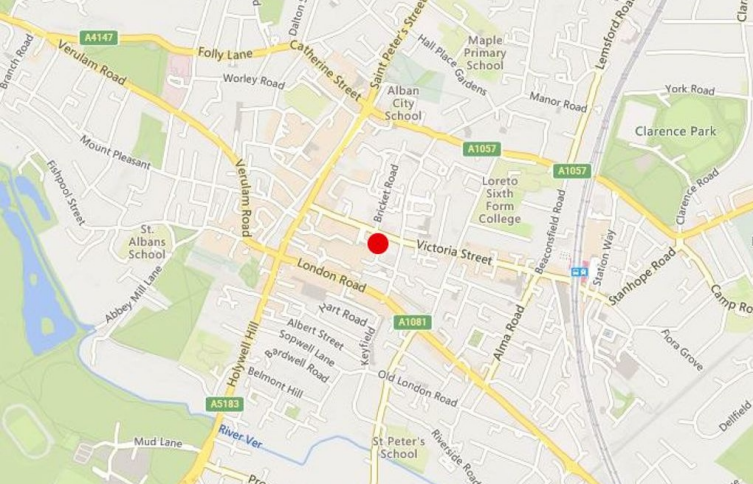
Trident House, 42-48 Victoria Street, St. Albans, AL1 3HZ

>D 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

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 Google Maps
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DESCRIPTION

- A 2nd floor office suite benefitting from excellent natural light and having been recently refurbished. 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

TERMS

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



ACCOMMODATION

Second Floor Suite 1 **174.65 SQ M** **1,880 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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