



# TRIDENT HOUSE

42-48 VICTORIA STREET  
ST ALBANS | AL1 3HZ



MODERN OFFICE SPACE FROM 621 - 6,327 SQ FT (57.7 - 587.8 SQ M) TO LET

## A CLOSER LOOK INSIDE

The space boasts modern amenities, including suspended ceilings with LED lighting, air conditioning, and fully accessible raised floors.

Each size option enjoys abundant natural light and high-speed fiber data connection. The building offers additional conveniences such as an eight-person passenger lift, an entry phone system, and a shared reception area. On-site parking is available at a ratio of 1 space per 408 sq ft.

[View Photo Gallery](#)



Suite A - 2,840 sq ft (to be refurbished)



Suite now let but indicative of scheduled works



SECURE  
PARKING



PRIME  
LOCATION



RAISED  
FLOORS



AIR  
CONDITIONING



8 PERSON  
PASSENGER LIFT



EPC RATING  
B - 45



RECESSED  
LED LIGHTING



NET CARBON  
ZERO ENABLED



FULLY  
WHEELCHAIR  
ACCESSIBLE



SUSPENDED  
CEILINGS

# ACCOMMODATION

## Floor Areas

### Ground Floor

Suite One 621 sq ft 57.7 sq m

### Second Floor

Suite Two 2,840 sq ft 263.8 sq m

Suite Three 1,840 sq ft 171.0 sq m

Combined 4,680 sq ft 434.8 sq m

### 3rd Floor

Suite One 1,026 sq ft 95.3 sq m

**TOTAL** 6,327 sq ft 587.8 sq m

## Rent

Price on application.

## Terms

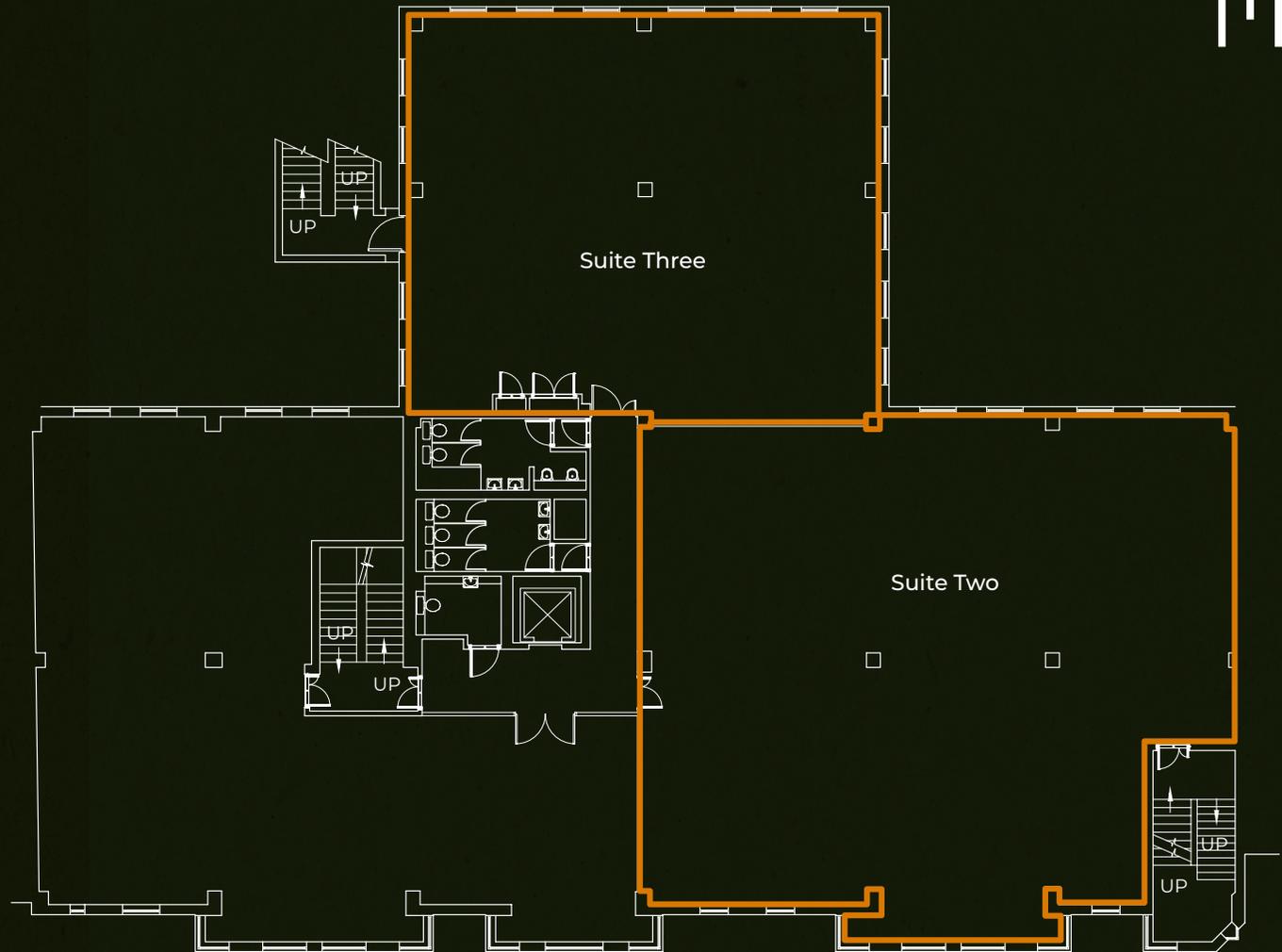
Available by way of a new full repairing and insuring lease.

## Service Charge

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



Second Floor - Suite Three



Second Floor Plan



## LOCAL AMENITIES

### Arts & Culture

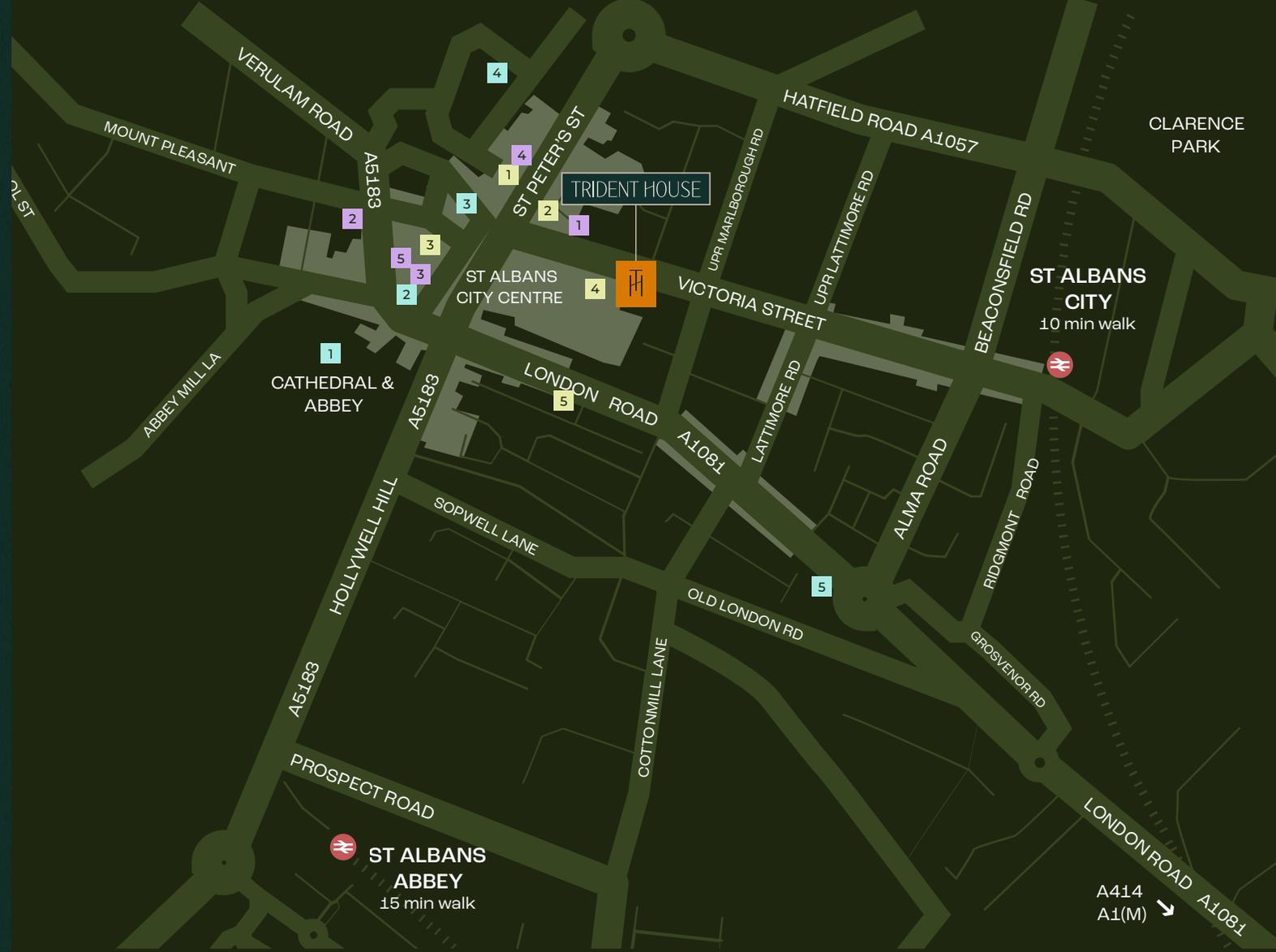
- 01 Cathedral & Abbey
- 02 The Clock Tower
- 03 St Albans Museum + Gallery
- 04 St Albans Mural
- 05 The Odyssey Cinema

### Shops

- 01 M&S
- 02 Waterstones
- 03 Christopher Place Shopping Centre
- 04 Maltings Shopping Centre
- 05 Co-op Food

### Cafes & Restaurants

- 01 Miller & Carter
- 02 Pizza Express
- 03 L'Italiana
- 04 Itsu
- 05 Wagamama



# PRIME 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.

## Connectivity

- 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

///Frozen. Admiral. Bags



## Google Maps



# TRIDENT HOUSE



  
St Albans  
Train Station

The Maltings  
Shopping Centre



# TRIDENT HOUSE

CONTACT US TO  
ARRANGE A VIEWING

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RAFFETY**



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