



TRIDENT HOUSE

42-48 VICTORIA STREET
ST ALBANS | AL1 3HZ



MODERN OFFICE SPACE FROM 621 - 3,405 SQ FT (57.7 - 316.33 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 now let but indicative of scheduled works



SECURE
PARKING



PRIME
LOCATION



RAISED
FLOORS



AIR
CONDITIONING



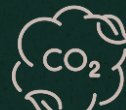
8 PERSON
PASSENGER LIFT



EPC RATING
B - 45



RECESSED
LED LIGHTING



NET CARBON
ZERO ENABLED



FULLY
WHEELCHAIR
ACCESSIBLE



SUSPENDED
CEILINGS

ACCOMMODATION

Floor Areas

Ground Floor	621 sq ft	57.7 sq m
First Floor	3,405 sq ft	316.33 sq m
3rd Floor	1,026 sq ft	95.3 sq m

Rent

Price on application.

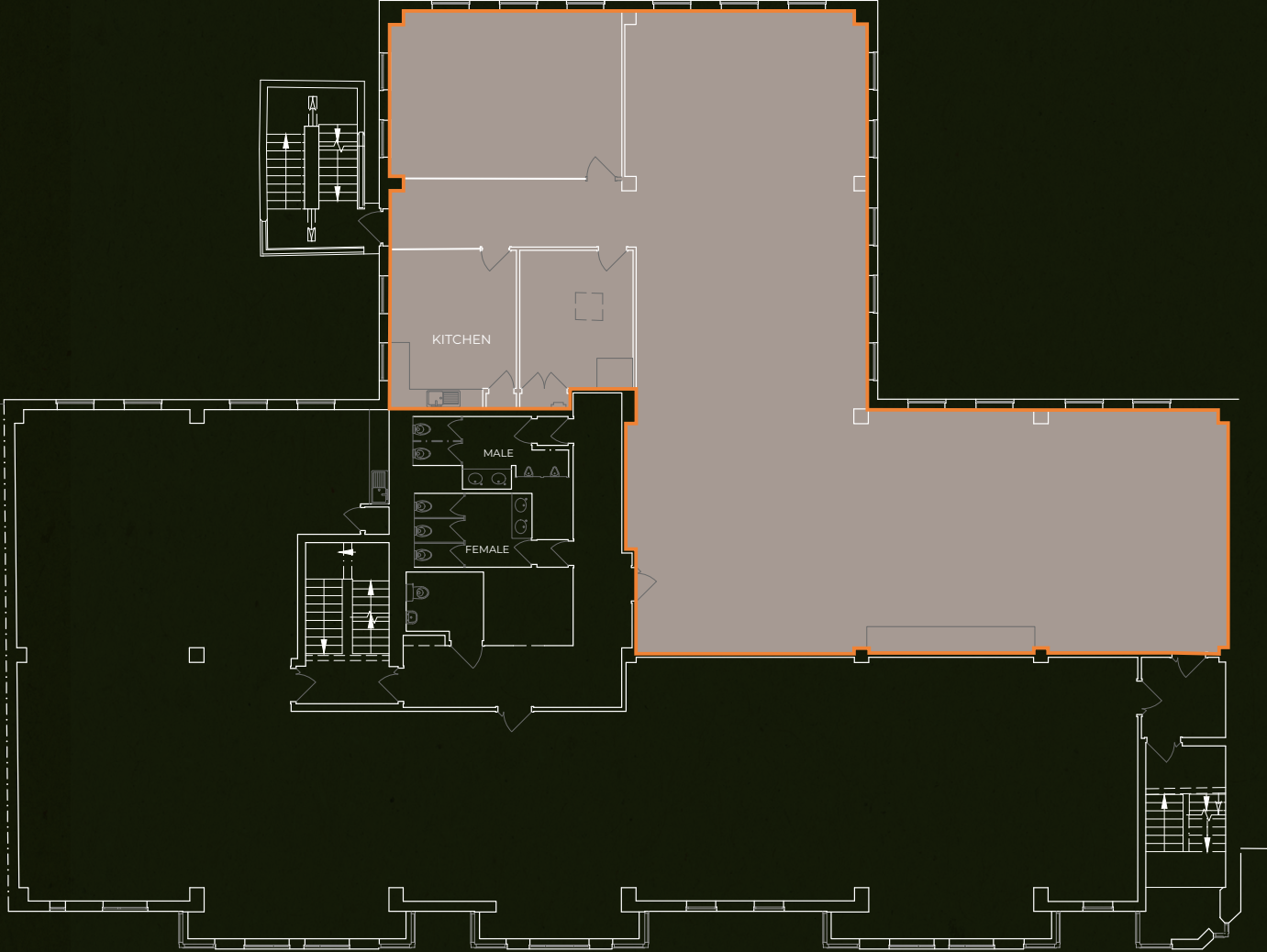
Terms

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.

FIRST FLOOR PLAN



VICTORIA STREET



LOCAL AMENITIES

Arts & Culture

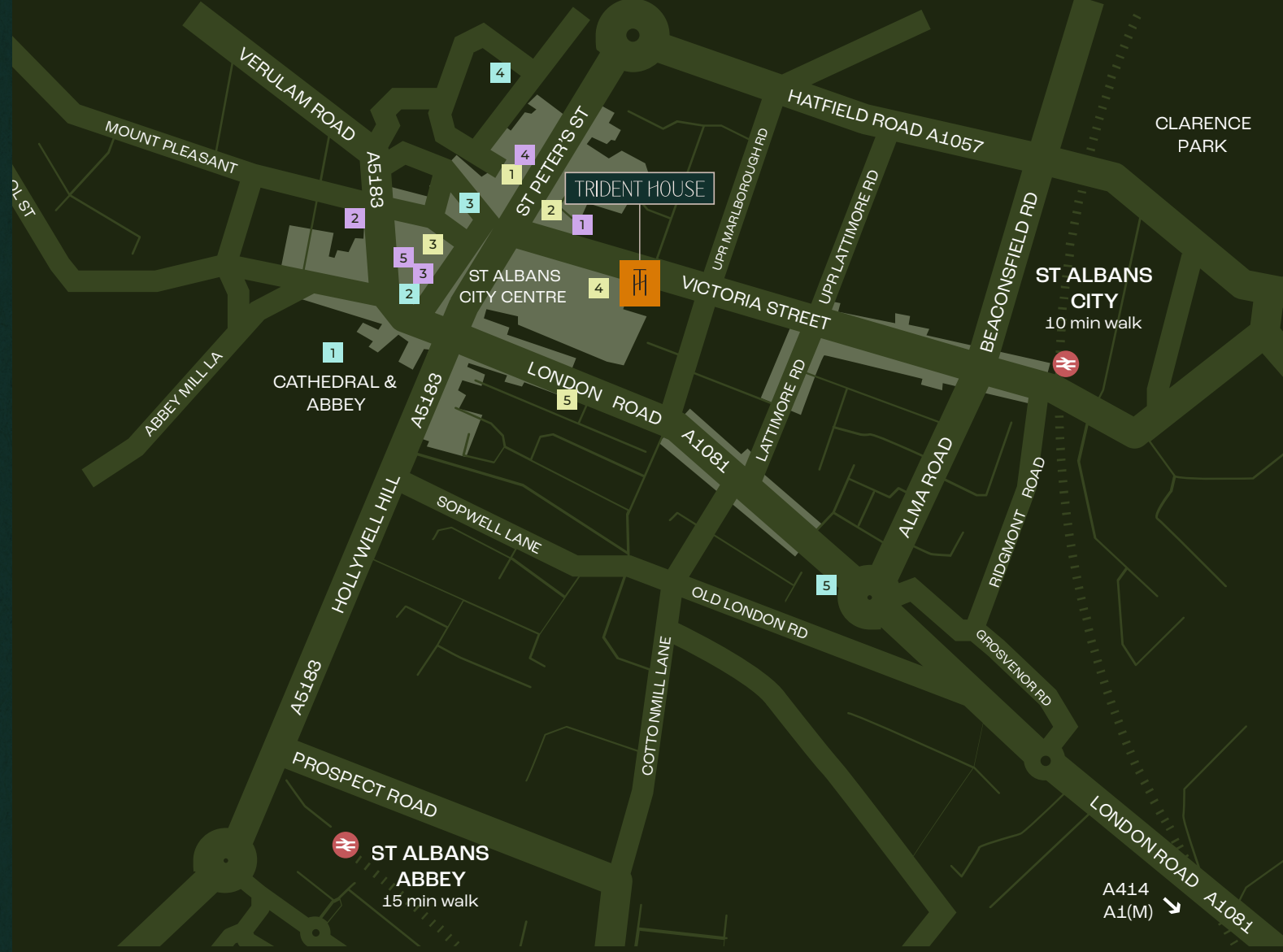
- 01 Cathedral & Abbey
- 02 The Clock Tower
- 03 St Albans Museum + Gallery
- 04 St Albans Mural
- 05 The Odyssey Cinema

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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