

TO LET
OFFICE

 **GRAHAM
SIBBALD**



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

- Prime St Albans city centre location
- Grade A office building
- Full access raised floors
- Building entry phone and reception

LOCATION

Within the prime office location in St Albans City centre. St Albans mainline railway station is within a 5 minute walk and provides a fast service to London St Pancras in 19 minutes.

St Albans mainline train station 0.25 Miles

M25 (Junction 21a) 3.3 Miles

M1 (Junction 6a) 3.3 Miles

A1(M) (Junction 3) 4 Miles



DESCRIPTION

Third floor office suite available within this City centre Grade A office building. The offices benefit from suspended ceilings with LED lighting and air conditioning, a fully accessible raised floor with inset data cabling and excellent natural light.

Within the building, there is an eight-person passenger lift, entry phone and shared reception. There are 3 parking spaces available with the space

ACCOMMODATION

Third Floor	1,217 Sq Ft	113.06 Sq M
Total	1,026 Sq Ft	95.32 Sq M

RATEABLE VALUE

From online enquiries, we understand the current rateable value is £35,250 with rates payable in the order of £17,590 per annum.

VAT

All quoted prices are subject to VAT in addition

ENERGY PERFORMANCE CERTIFICATE

Band B- 45

QUOTING RENT

£30.00 Per Sq Ft

TENURE

Available on new flexible lease terms

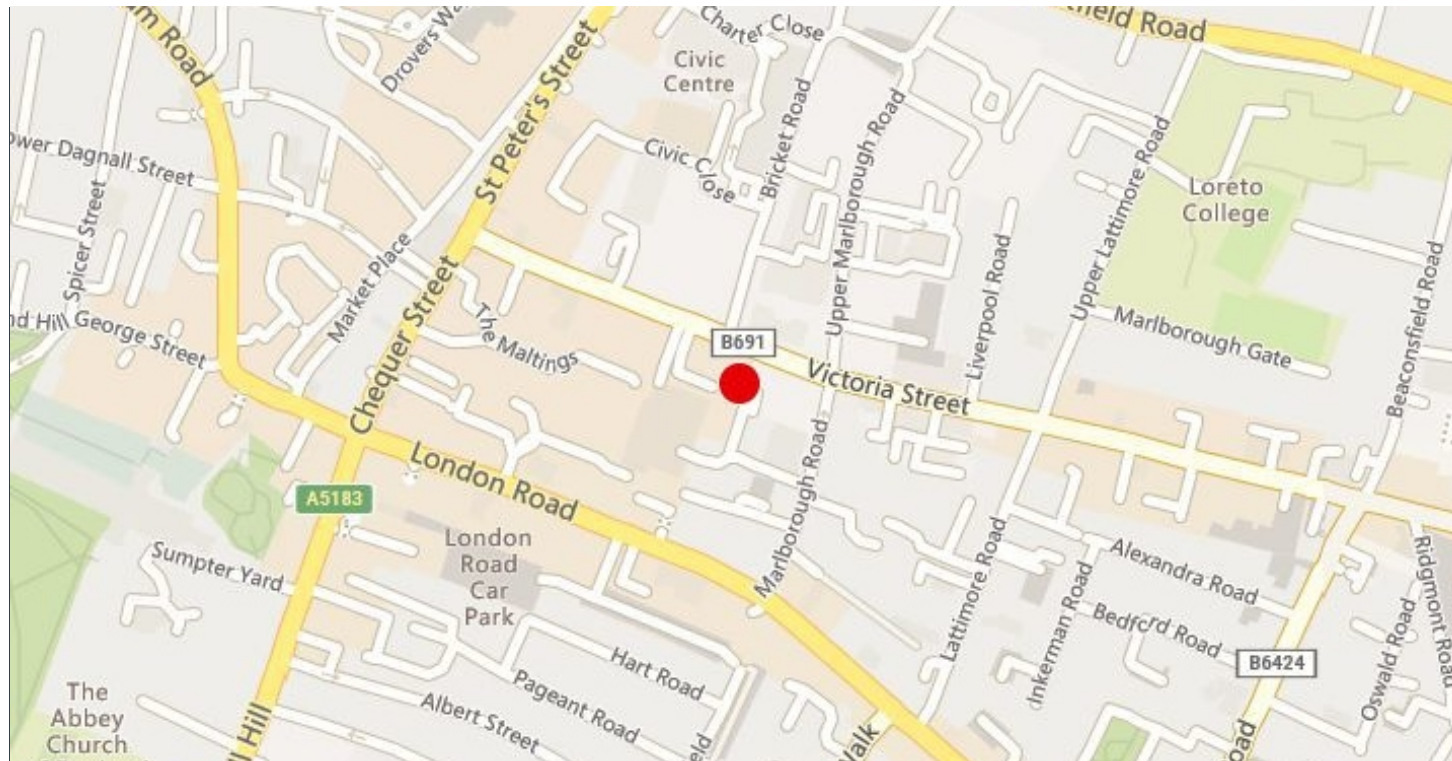
To arrange a viewing please contact:



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