

TO LET - OFFICE

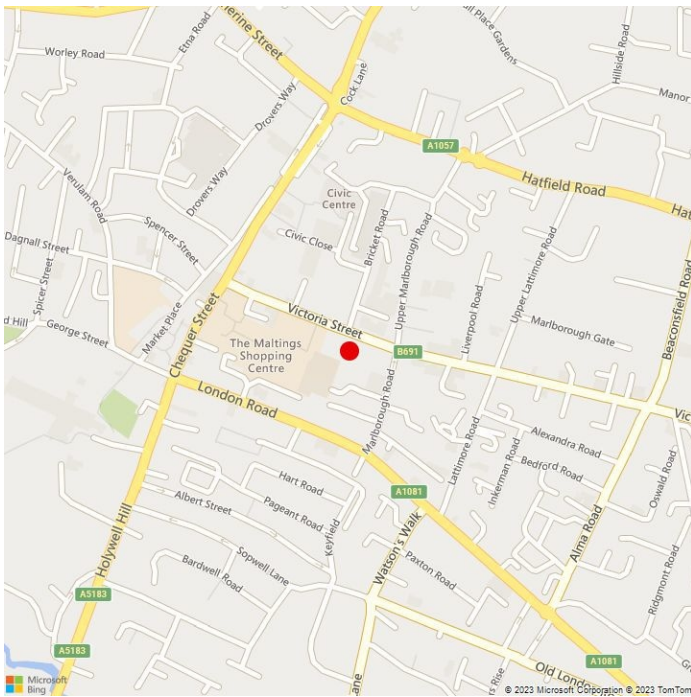
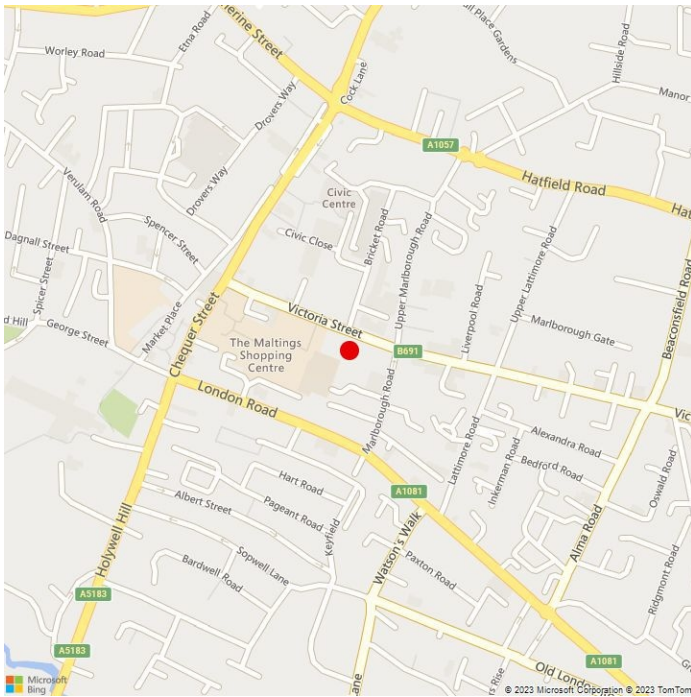


Trident House, 42-48 Victoria Street, St Albans, Hertfordshire AL1 3HZ

3,475 SqFt (322.83 SqM)

£129,500 per annum exclusive





Floor Area ()

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	sq ft	sq m
1st Floor	3,475	322.83
2nd Floor	1,880	174.65
2nd Floor	2,840	263.84
Total Area	3,475	322.83

Areas quoted are approximate and should not be held as 100% accurate.

Further Information

Viewing strictly by appointment:

Matthew Bowen

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Description

A 1st floor office suite overlooking Victoria Street and benefitting from excellent natural light. The suite is currently occupied and is available in November 2023. 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. Whilst currently partitioned to provide open plan areas together with a number of meeting rooms, the layout can be made open plan depending on occupier requirements.

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