



VICTORIA

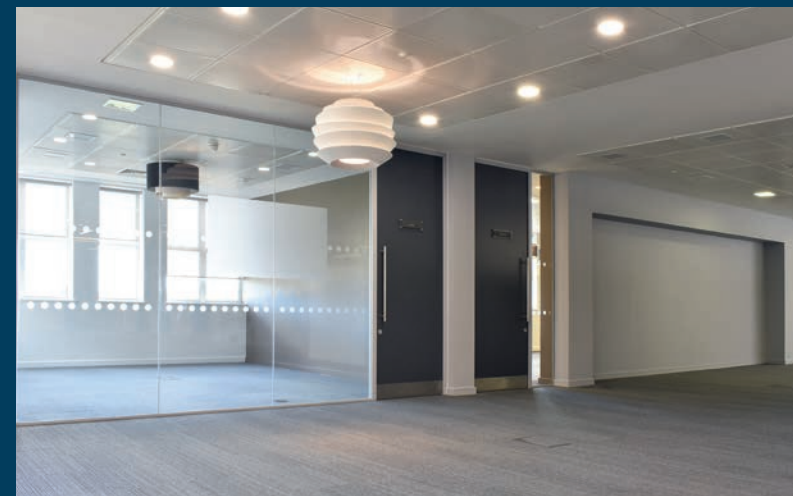
SQUARE

REFURBISHED TOWN CENTRE OFFICES

FROM **3,753** sq ft - **14,063** sq ft TO LET

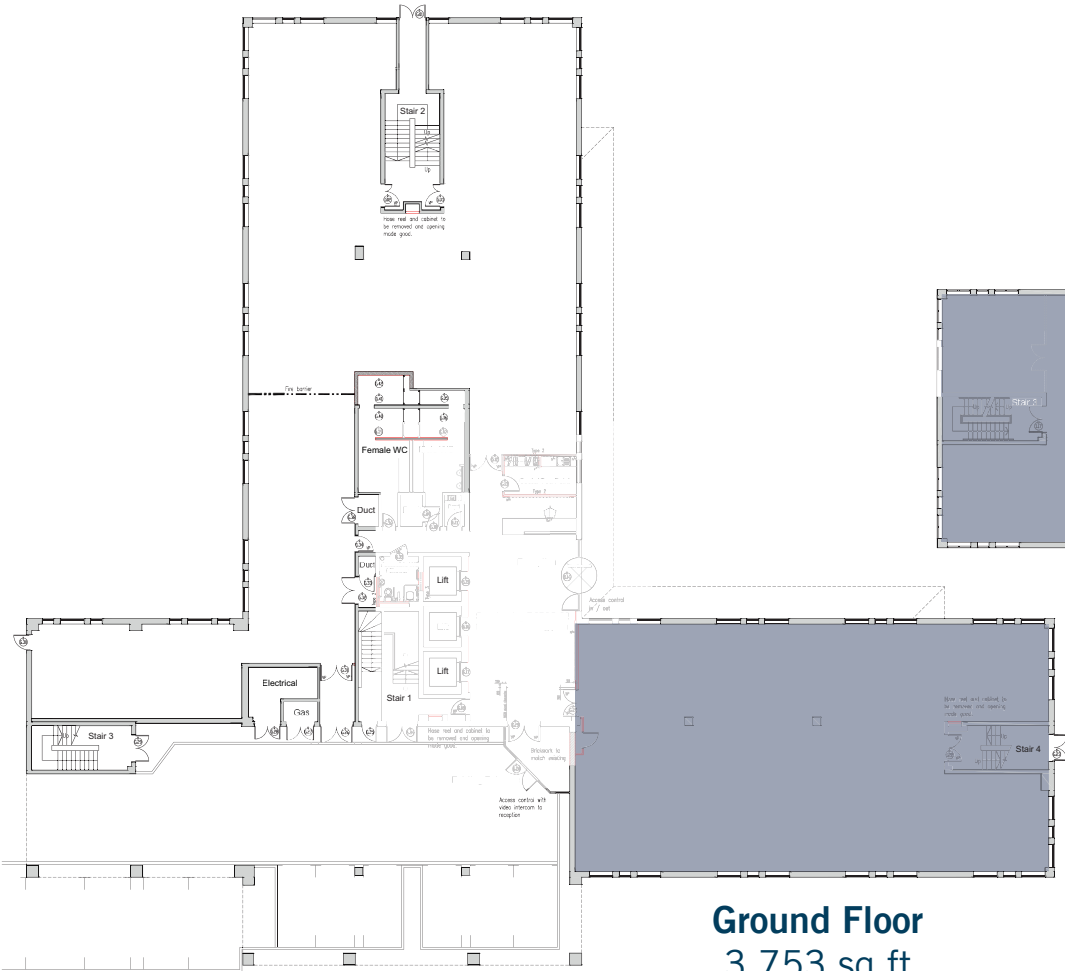
ST ALBANS AL1 3TF



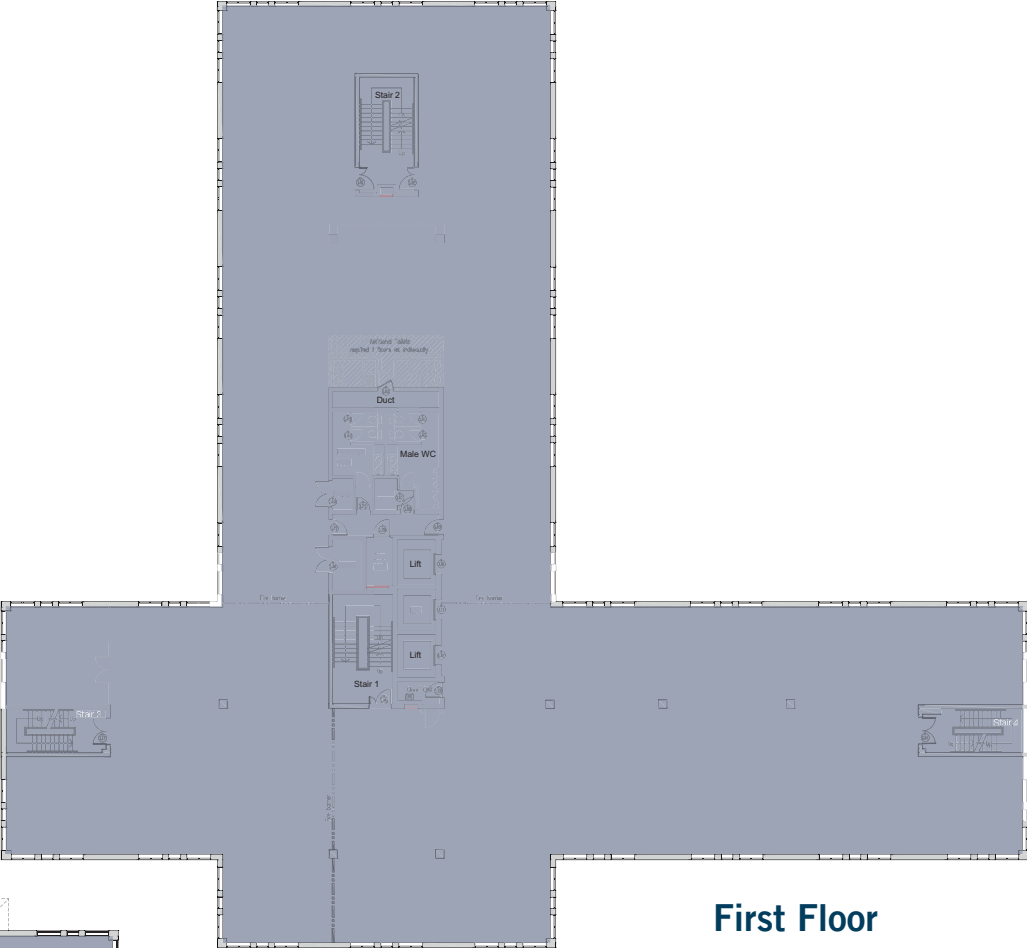




ACCOMMODATION



Ground Floor
3,753 sq ft



First Floor
14,063 sq ft

NEWLY REFURBISHED

(completion Q1 2023)



Air Conditioning



Shower Room



Parking
Ground floor
18 (1:210 sq ft)



EPC Rating
B₂₆₋₅₀ ◀ 40

First floor
55 (1:260 sq ft)



3 Passenger Lifts



WC's on all Floors



A BEAUTIFUL CATHEDRAL CITY

The property is in the commercial district of St Albans, a prime location with easy access to some of the city's best retail and leisure facilities. It's just a short walk to a range of shops and many excellent restaurants, making it easy to step out to pick up a gift or meet up with friends for dinner and drinks.

With its beautiful parks and historic grounds, the city provides a wide range of leisure activities and special events.

It's easy to see why St Albans is a highly desirable place to work and live.



A FLOURISHING SOCIAL SCENE



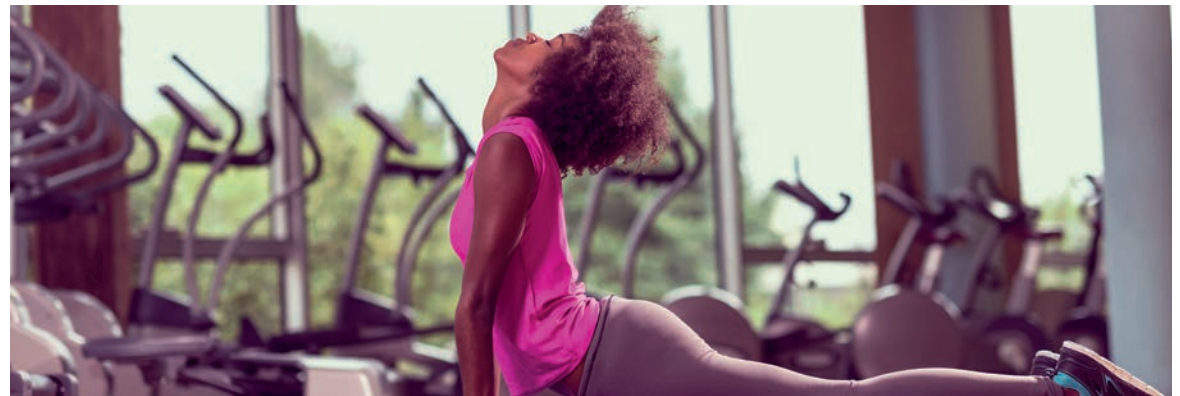
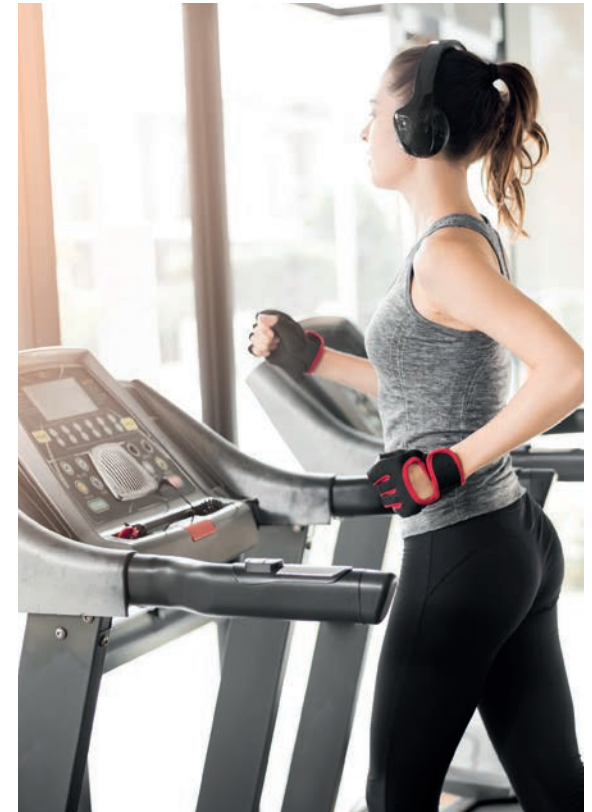
The social scene in the city is flourishing. From global street food on market days and pints of ale in local gastro pubs, to fine dining in top restaurants and a thriving café culture - St Albans has it all.

Good food and drink is at the heart of the city's social scene and there are meals for every taste and budget. In St Albans you can experience fine dining in beautiful surroundings, grab a family-friendly bite with loved ones, and taste ingredients from around the world as well as those gathered from local hedgerows.



AN OPPORTUNITY FOR WORK-LIFE BALANCE

The city has multiple leisure centres, swimming pools and gyms within easy reach, so you're never far away from your next workout. If you're looking to unwind outdoors, you can tee off at the world class golf course at the Centurion Club or explore the stunning countryside by bike or on foot.



SOME OF THE NEIGHBOURS

These are just a few of the big name brands that have office space in or around St Albans.



TRAVEL

AT THE HEART OF A THRIVING BUSINESS COMMUNITY



RESTAURANTS

- 1 The Ivy
- 2 Megan's
- 3 Wagamama
- 4 Bill's
- 5 Cote Brasserie
- 6 St Michael's Manor
- 7 Prime Steak & Grill

SPORTS & LEISURE

- 1 Verulam Golf Club
- 2 Westminster Lodge Leisure Centre
- 3 Abbey View Golf Club
- 4 Fitness First
- 5 Beauty House By Champneys
- 6 St Albans Football Club

SHOPPING

- 1 Christopher Place Shopping Centre
- 2 Reiss
- 3 Anthropologie
- 4 The Maltings Shopping Centre
- 5 Marks & Spencer
- 6 Sainsbury's

ENTERTAINMENT

- 1 The Horn
- 2 Alban Arena
- 3 Maltings Arts Theatre
- 4 Odyssey Cinema
- 5 Abbey Theatre

DRINKS

- 1 The Cock
- 2 Slug & Lettuce
- 3 Punchin' Palooka
- 4 The Verulam Arms
- 5 Suckerpunch Bar
- 6 The Peahen
- 7 The Crown
- 8 White Hart Tap
- 9 Ye Olde Fighting Cocks

With fast connections to the centre of London and the surrounding areas.

Located just a few minutes walk from St Albans station with it's fast connections by Thameslink rail, you can be at London St Pancras International in 18 minutes.

Major motorways are a short drive away with the M25 (9 minutes), M1 (12 minutes). Both Heathrow & Luton Airports are within 30 minutes.



BY TRAIN (In minutes)

HARPENDEN	5
ST PANCRAS INT'L (Eurostar and Underground)	18
LUTON AIRPORT (More than 70 destinations)	22
FARRINGTON (Crossrail and Underground)	28
BLACKFRIARS (Underground)	30
GATWICK AIRPORT (More than 200 destinations)	74



BY CAR (In minutes)

M25 MOTORWAY (21a)	9
M1 MOTORWAY (J6)	12
WATFORD	22
LUTON AIRPORT	22
HEATHROW AIRPORT	30
CENTRAL LONDON	44



VICTORIA SQUARE

TERMS

Upon application

VIEWING

Strictly by appointment
through the joint agents

GEORGIA STRAZZA

T: 01727 843232

E: Georgia.Strazza@argroup.co.uk

JOSHUA DOBLE

T: 020 7493 4933

E: joshua.doble@jll.com



01727 843232



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