



JUBILEE SQUARE

VICTORIA STREET, ST ALBANS, AL1 3TN

GRADE A OFFICE SPACE IN BRAND NEW CITY CENTRE DEVELOPMENT

From 1,926 – 9,381 sq ft remaining

jubileesquarestalbans.com



JUBILEE
SQUARE

TO
LET

GRADE A OFFICES

FROM 1,600 SQ. FT.

TO 54,768 SQ. FT.

Viewings and 1

hourly viewing by

appointment only

For more information

contact us on

01273 844444

or visit our website

at www.jubileesquare.co.uk

or email us at

sales@jubileesquare.co.uk

or call us on

01273 844444

or visit our website

at www.jubileesquare.co.uk

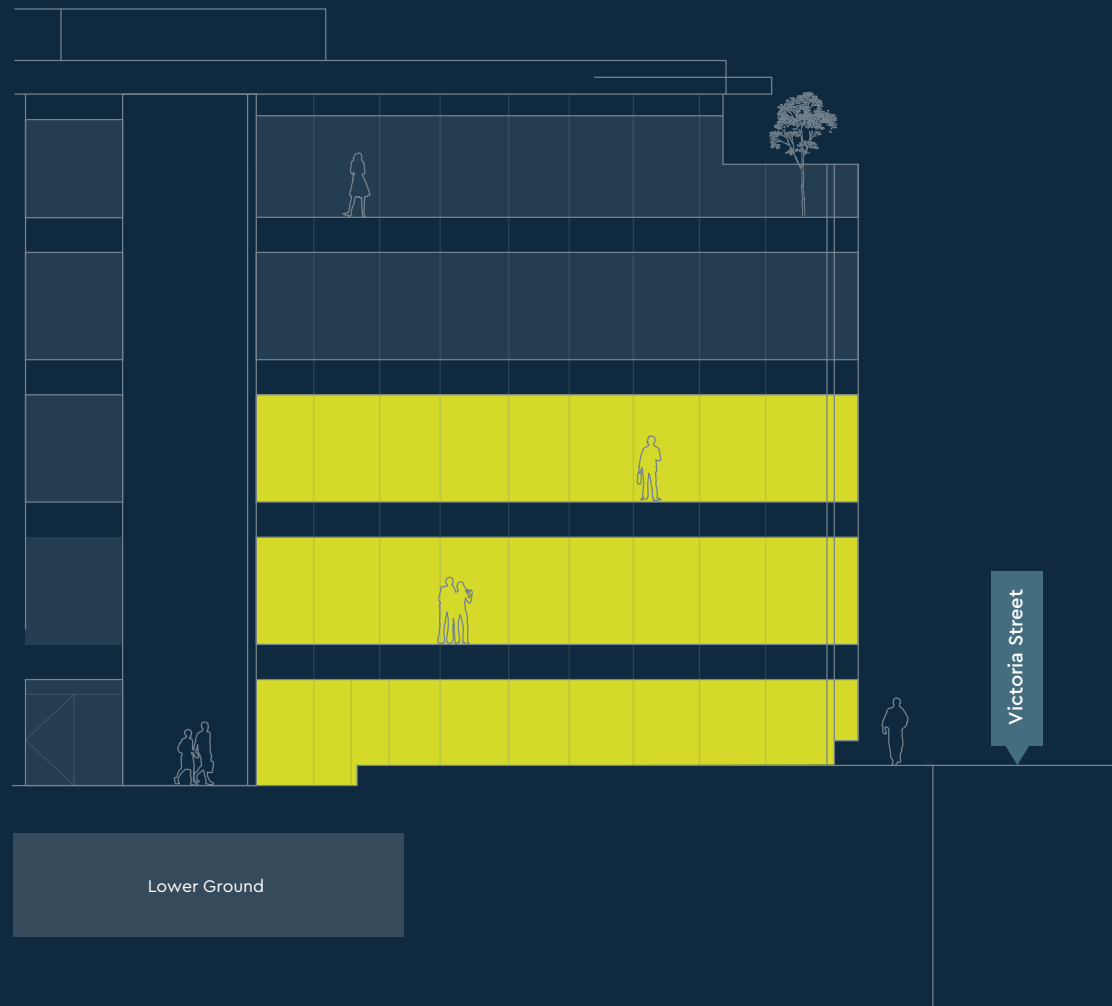
or email us at

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or call us on

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Up to 9,381 sq ft of light-filled contemporary workspace



	Sq Ft	Sq M
Second	3,303	306.9
First	3,303	306.9
Part Ground	2,775	258

● Available offices

FRANCIS BACON HOUSE

GROUND FLOOR

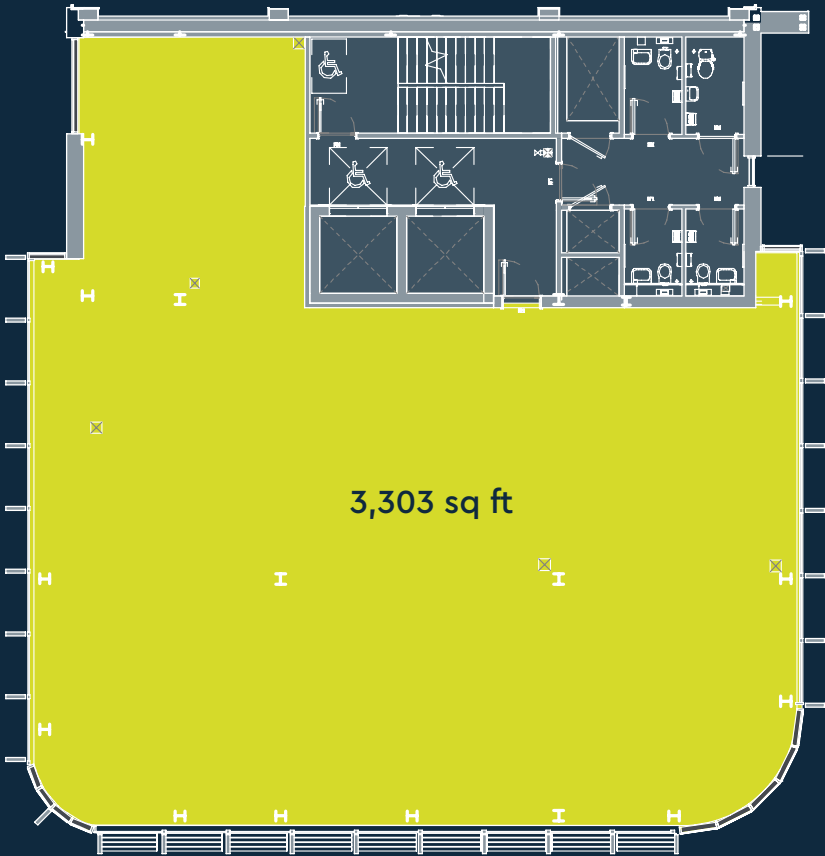
Floor	Sq Ft	Sq M
Part Ground	2,775	258
Part Ground	LET	
First	3,303	306.9
Second	3,303	306.9
Third	LET	
Fourth	LET	
Lower Ground Suite 1	1,926	178.9
Lower Ground Suite 2	LET	



FRANCIS BACON HOUSE

FIRST & SECOND FLOOR

Floor	Sq Ft	Sq M
Part Ground	2,775	258
Part Ground	LET	
First	3,303	306.9
Second	3,303	306.9
Third	LET	
Fourth	LET	
Lower Ground Suite 1	1,926	178.9
Lower Ground Suite 2	LET	



FRANCIS BACON HOUSE

LOWER GROUND FLOOR

Floor	Sq Ft	Sq M
Part Ground	2,775	258
Part Ground	LET	
First	3,303	306.9
Second	3,303	306.9
Third	LET	
Fourth	LET	
Lower Ground Suite 1	1,926	178.9
Lower Ground Suite 2	LET	



CAT A

SPECIFICATION INCLUDES:



Anticipated EPC: A



Car parking: 1:550 sq ft



Exposed services with new LED lighting



Secure cycle storage



Full access raised floors



BE AT LONDON ST PANCRAS IN 18 MINUTES

Located only 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.

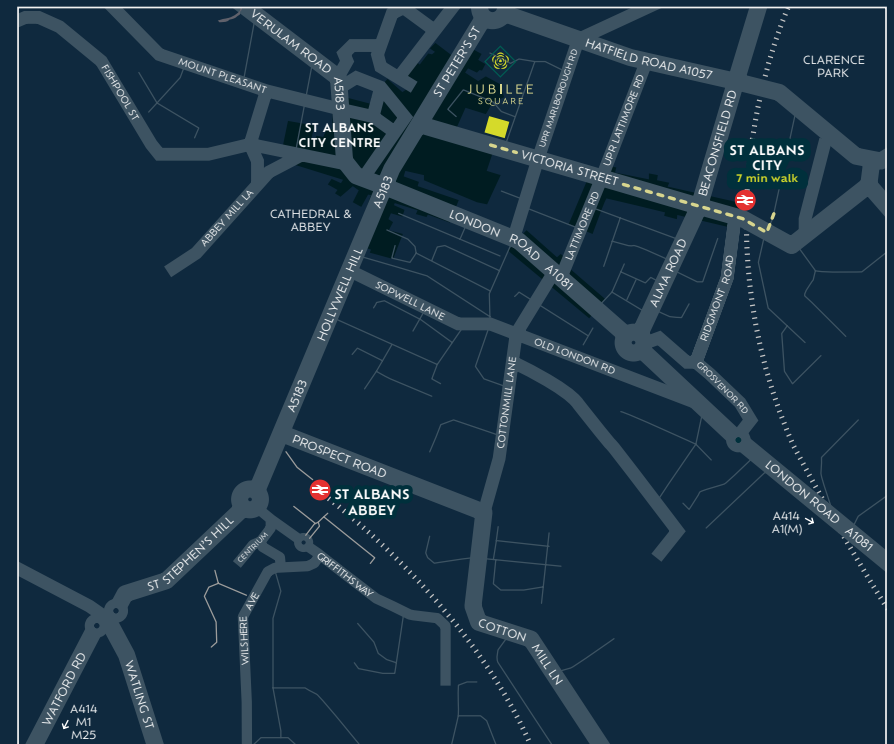
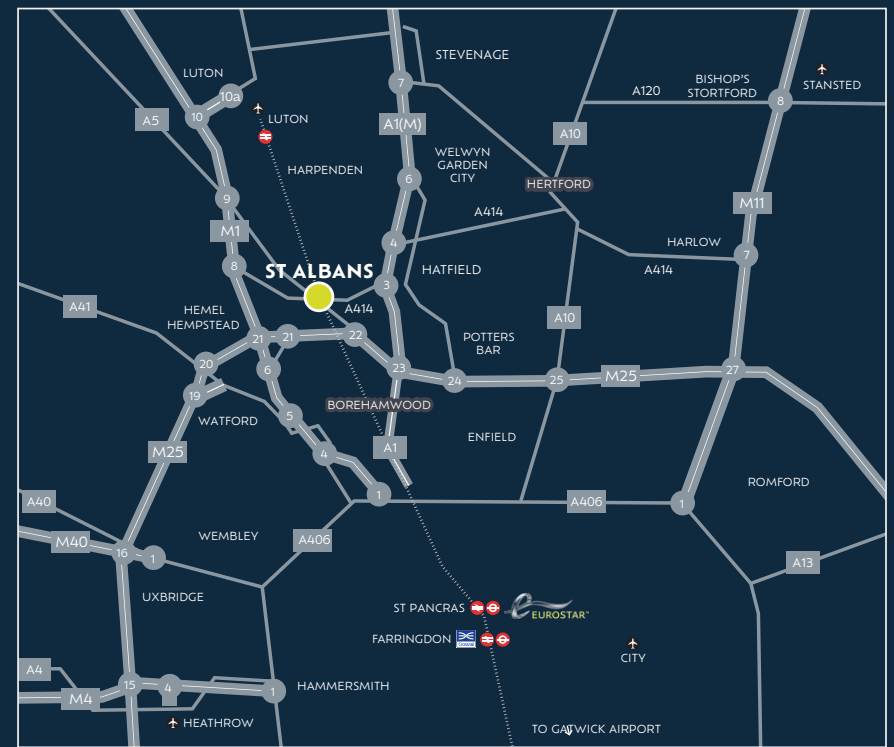
Major motorways are a short drive away with the M25 (9 minutes), M1 (12 minutes). Both Heathrow & Luton Airports are within 30 minutes.

The city's parks and beautiful historic grounds provide opportunities for a wide range of leisure activities and are where the city hosts many special events.

With so much going for it, it's no wonder that St Albans is a highly desirable place to work and live.



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TERMS

Upon application.

VIEWING

Strictly by appointment through the joint agents.

**Lambert
Smith
Hampton**

Jay Moore
07840 020072
jamoore@lsh.co.uk

**AITCHISON
RAFFETY**

www.argroup.co.uk
01727 843232

Georgia Strazza
07730 766940
georgia.strazza@argroup.co.uk

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