



JUBILEE SQUARE

VICTORIA STREET, ST ALBANS

GRADE A OFFICE SPACE IN BRAND NEW CITY CENTRE DEVELOPMENT

Last Suites Remaining

jubileesquarestalbans.com



2ND FLOOR - 3,303 SQ FT

JUBILEE
SQUARE

TO
LET

GRADE A OFFICES

FROM 1,600 SQ FT

TO \$4,765

Viewings and enquiries three

just calling us

Jay Moore

M: 07772 064445

Tom Barker

M: 07702 064425

0203 761 1234

BRICKLEY ROAD

Up to 5,229 sq ft of light-filled contemporary workspace



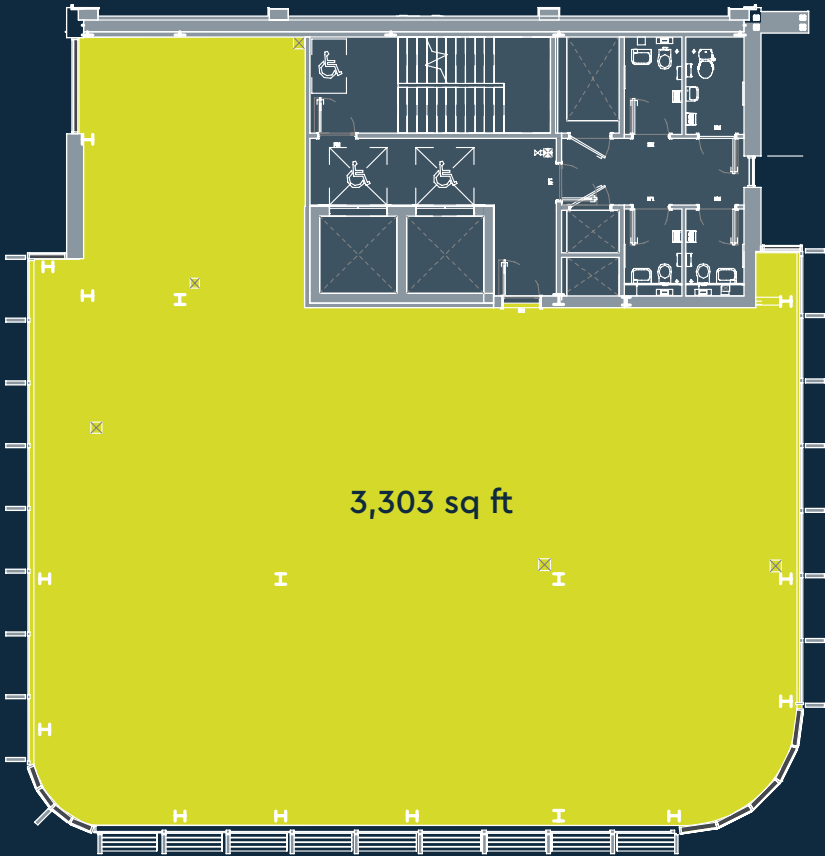
	Sq Ft	Sq M
Fourth	LET	
Third	LET	
Second	3,303	306.9
First	LET	
Part Ground	LET	
Lower Ground	1,926	178.9

● Available offices

FRANCIS BACON HOUSE

SECOND FLOOR

Floor	Sq Ft	Sq M
Ground	LET	
First	LET	
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
Ground	LET	
First	LET	
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:



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.

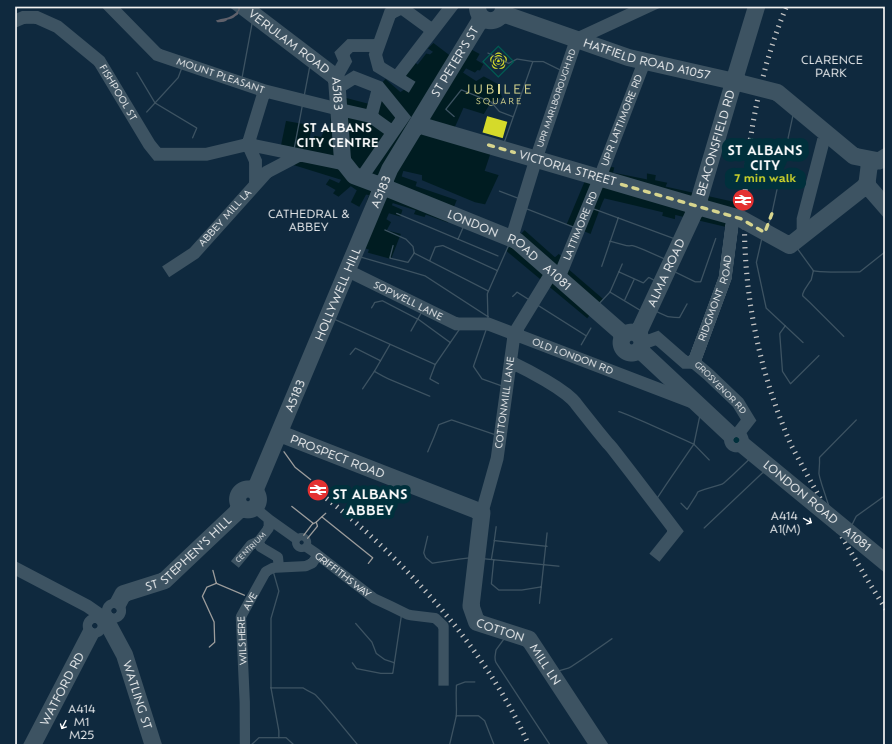
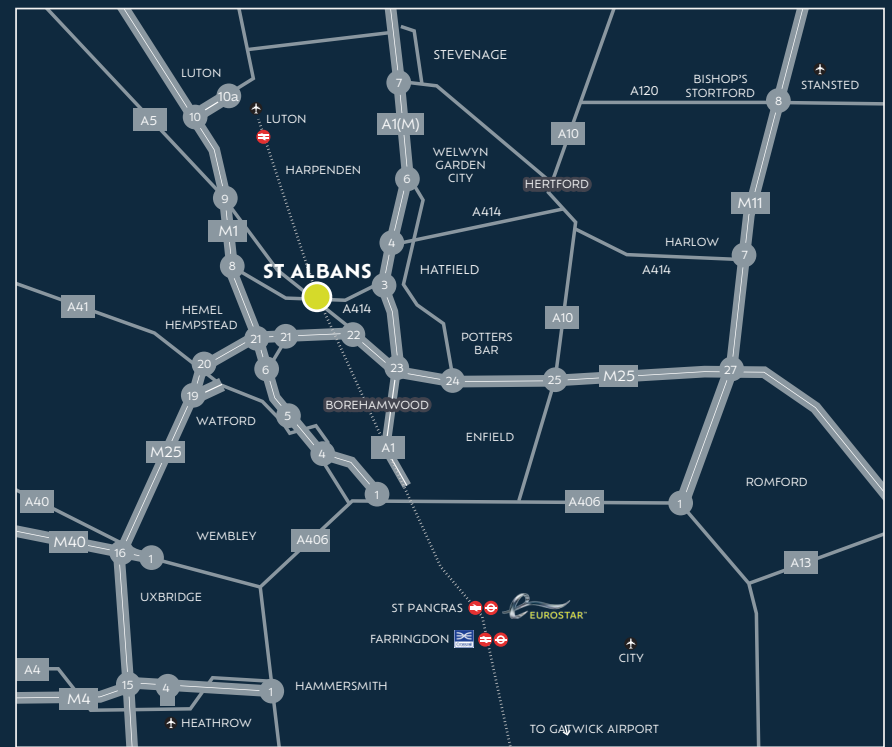
Major motorways are a short drive away with the M25 (9 minutes), M1 (12 minutes). Both Heathrow & Luton Airports are within 30 minutes.

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.



VICTORIA STREET, ST ALBANS





JUBILEE SQUARE

VICTORIA STREET, ST ALBANS, AL1 3TN

TERMS

Upon application.

VIEWING

Strictly by appointment through the joint agents.

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Smith
Hampton**

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**GRAHAM
SIBBALD**

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