

JUBILEE
SQUARE

**BEST IN CLASS WORKSPACE IN BRAND
NEW CITY CENTRE DEVELOPMENT**

From **1,600 sq ft** to **54,766 sq ft**



jubileesquarestalbans.com

VICTORIA STREET, ST ALBANS, AL1 3TN





ELEANOR ORMEROD HOUSE

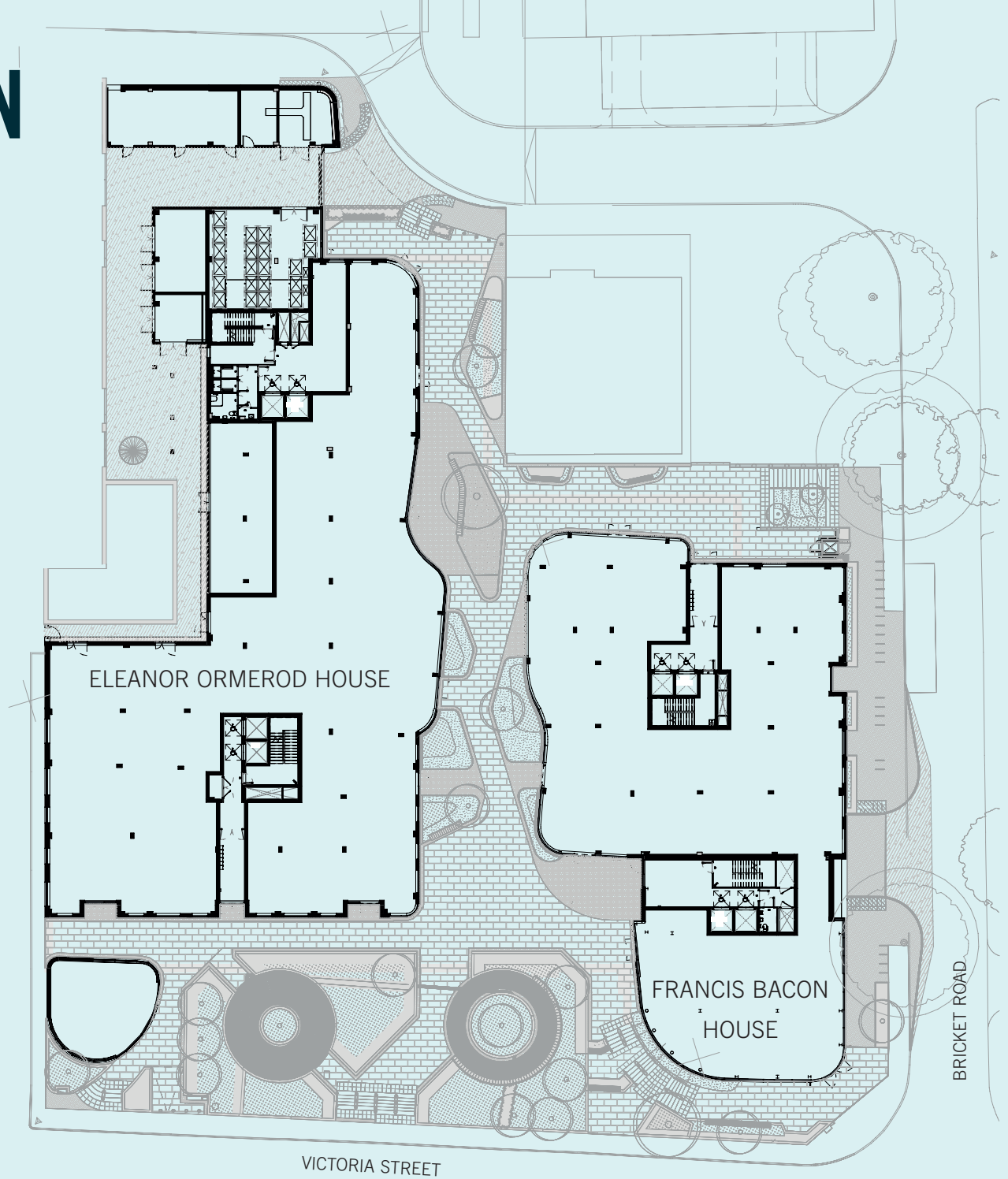


FRANCIS BACON HOUSE



ACCOMMODATION

SITE PLAN



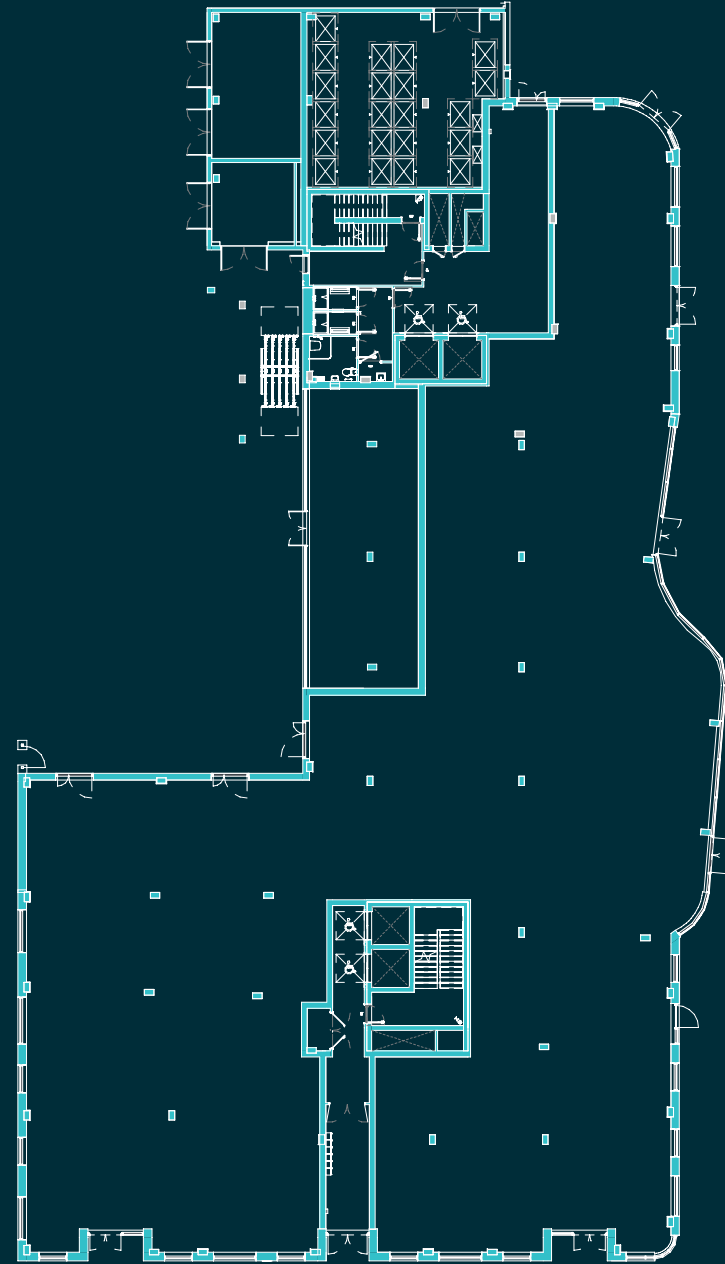
ACCOMMODATION

ELEANOR ORMEROD HOUSE

GROUND FLOOR



Floor	Area (Sq ft)	Area (Sq m)
Ground	12,640	1,174.30
First	4,165	387
Second	4,165	387
Third	4,171	387.50
Fourth plus private balcony	3,081	286.30



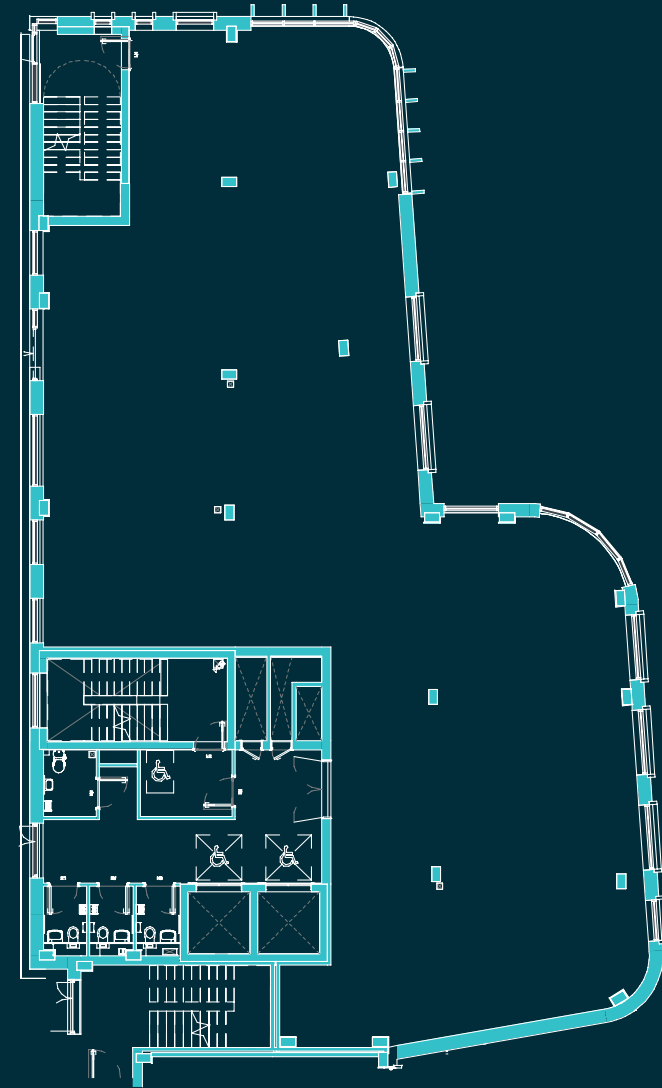
ACCOMMODATION

ELEANOR ORMEROD HOUSE

FIRST, SECOND AND
THIRD FLOORS



Floor	Area (Sq ft)	Area (Sq m)
Ground	12,640	1,174.30
First	4,165	387
Second	4,165	387
Third	4,171	387.50
Fourth plus private balcony	3,081	286.30



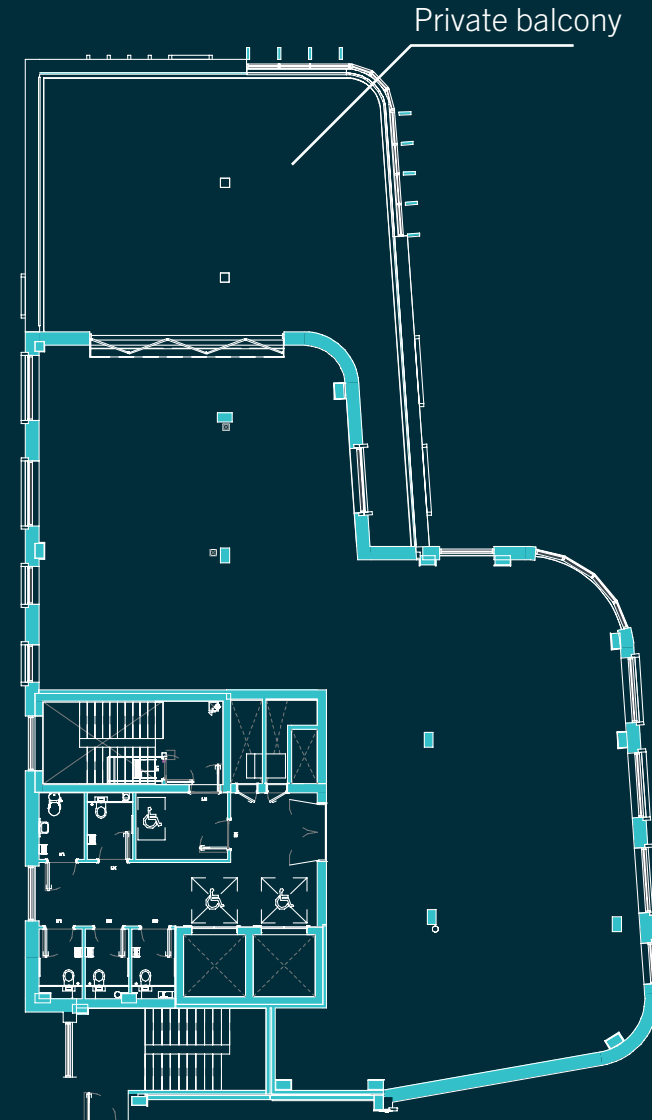
ACCOMMODATION

ELEANOR ORMEROD HOUSE

FOURTH FLOOR



Floor	Area (Sq ft)	Area (Sq m)
Ground	12,640	1,174.30
First	4,165	387
Second	4,165	387
Third	4,171	387.50
Fourth plus private balcony	3,081	286.30



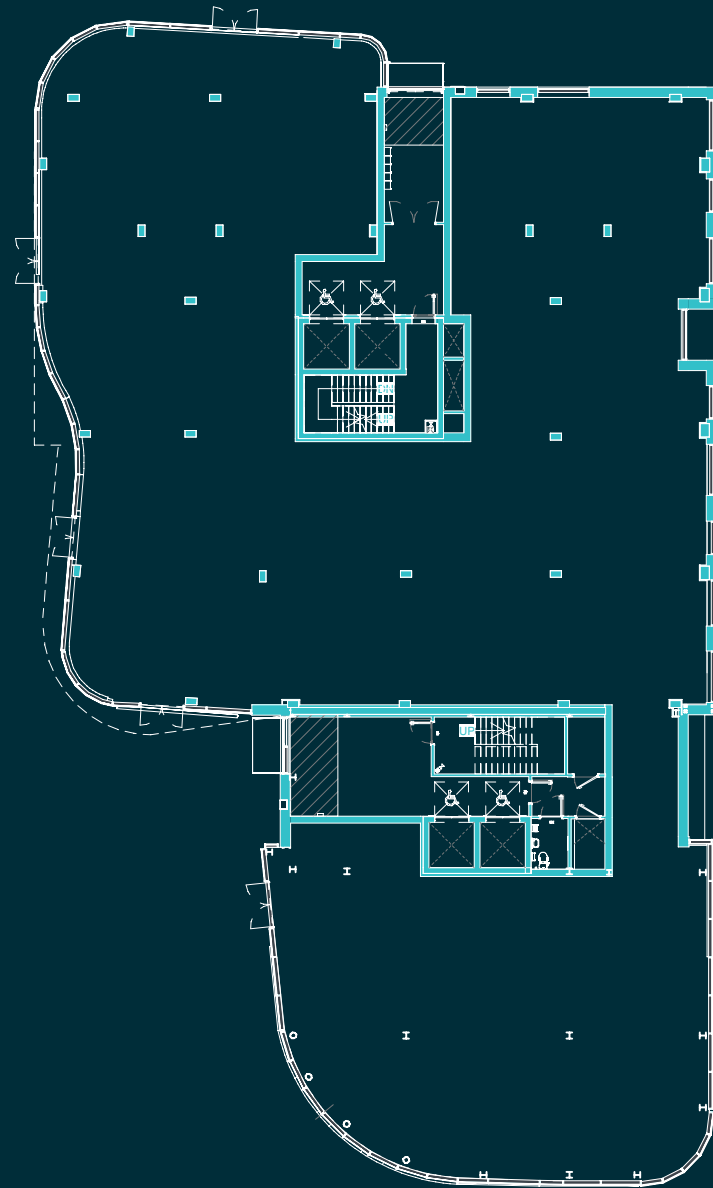
ACCOMMODATION

FRANCIS BACON HOUSE

GROUND FLOOR



Floor	Area (Sq ft)	Area (Sq m)
Ground	10,722	996.1
First	3,303	306.9
Second	3,303	306.9
Third	3,303	306.9
Fourth	2,389	221.9
Bricket Rd ground floor suite 1	1,926	178.9
Bricket Rd ground floor suite 2	1,599	148.5



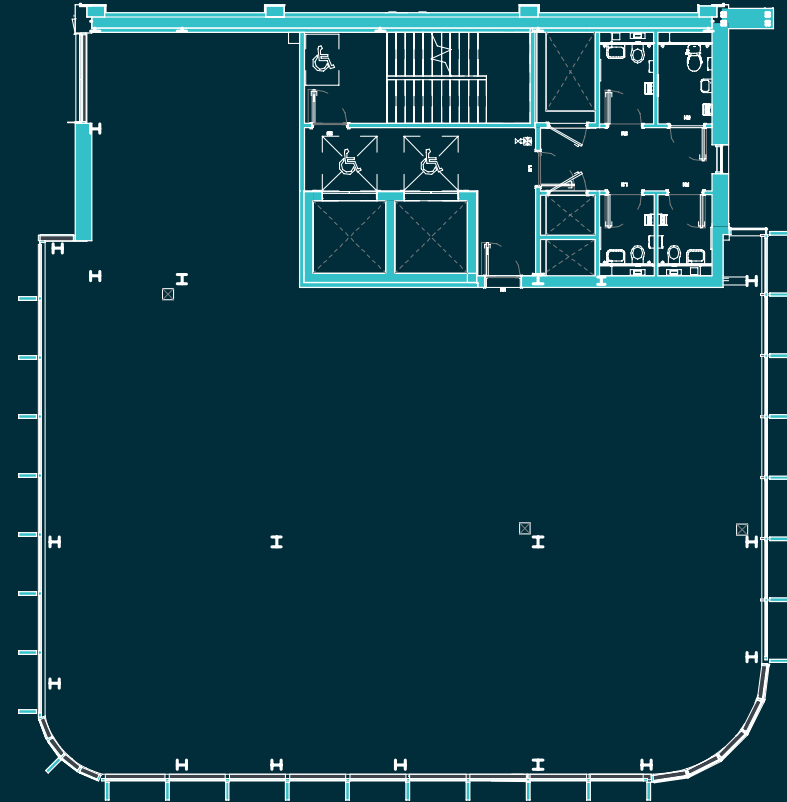
ACCOMMODATION

FRANCIS BACON HOUSE

FIRST FLOOR



Floor	Area (Sq ft)	Area (Sq m)
Ground	10,722	996.1
First	3,303	306.9
Second	3,303	306.9
Third	3,303	306.9
Fourth	2,389	221.9
Bricket Rd ground floor suite 1	1,926	178.9
Bricket Rd ground floor suite 2	1,599	148.5



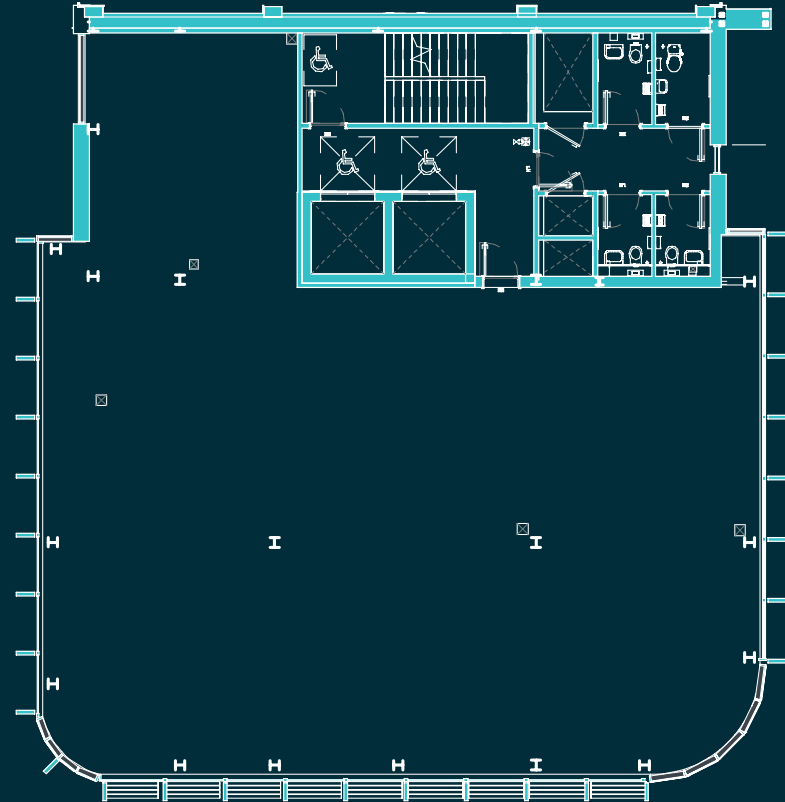
ACCOMMODATION

FRANCIS BACON HOUSE

SECOND AND THIRD FLOORS



Floor	Area (Sq ft)	Area (Sq m)
Ground	10,722	996.1
First	3,303	306.9
Second	3,303	306.9
Third	3,303	306.9
Fourth	2,389	221.9
Bricket Rd ground floor suite 1	1,926	178.9
Bricket Rd ground floor suite 2	1,599	148.5

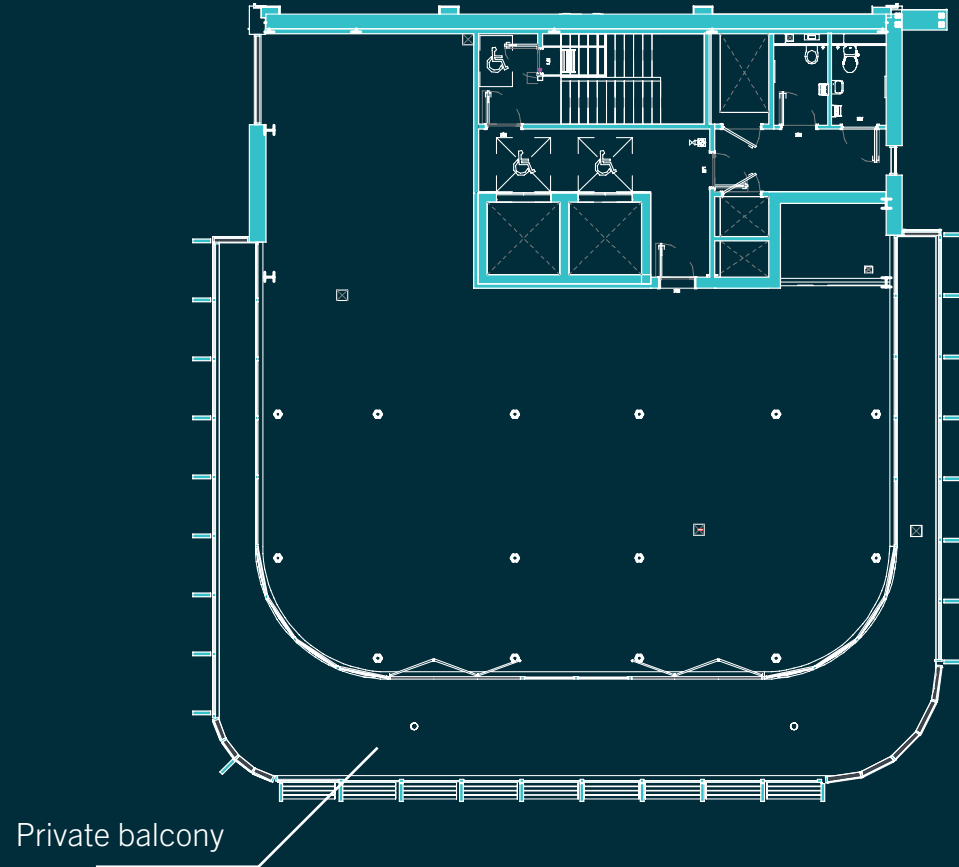


ACCOMMODATION

FRANCIS BACON HOUSE
FOURTH FLOOR



Floor	Area (Sq ft)	Area (Sq m)
Ground	10,722	996.1
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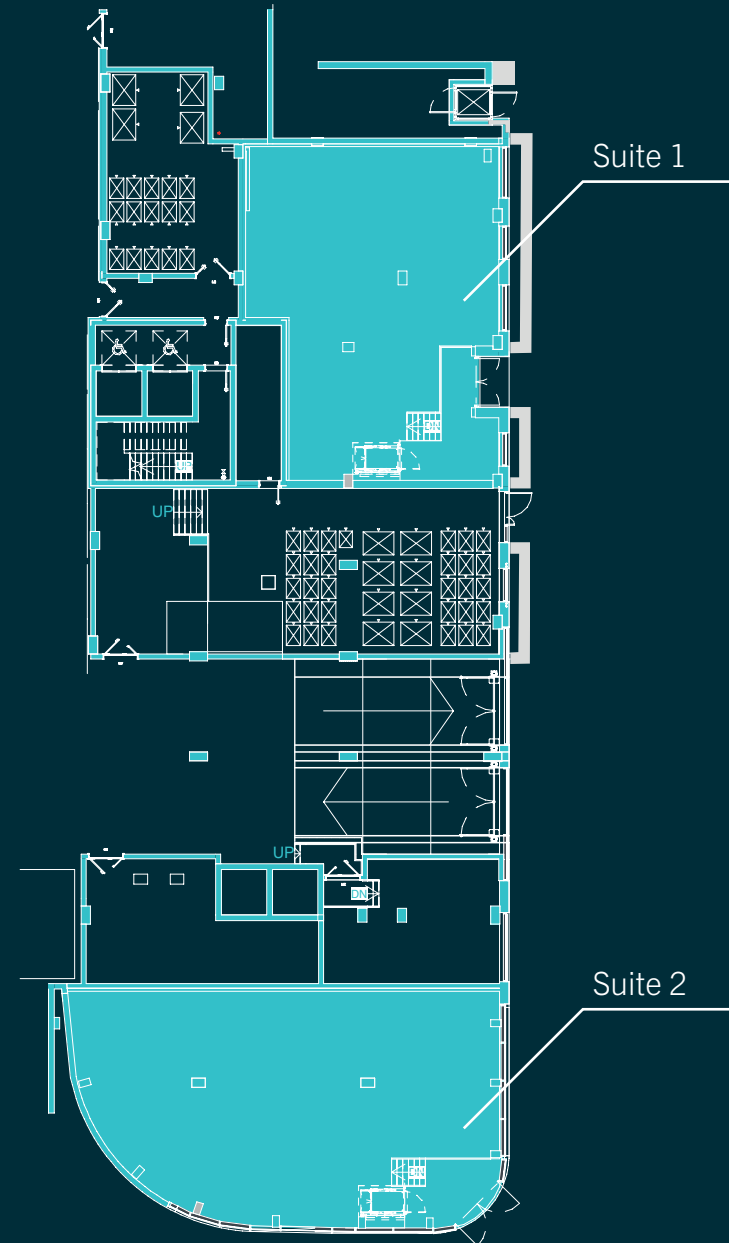
ACCOMMODATION

FRANCIS BACON HOUSE

BRICKET RD GROUND FLOOR
SUITES 1 AND 2



Floor	Area (Sq ft)	Area (Sq m)
Ground	10,722	996.1
First	3,303	306.9
Second	3,303	306.9
Third	3,303	306.9
Fourth	2,389	221.9
Bricket Rd ground floor suite 1	1,926	178.9
Bricket Rd ground floor suite 2	1,599	148.5



BRAND NEW BUILDINGS

The Cat A specification will include

- Exposed services with new LED lighting



- New VRF air conditioning



- Lifts to all floors



- On site showers



- Car parking 1 : 1000 sq ft



- Secure cycle storage



- New full access raised floors

- Anticipated EPC rating B

- Private roof terraces to each 4th floor suite

A CATHEDRAL CITY STEEPED IN HISTORY

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

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.

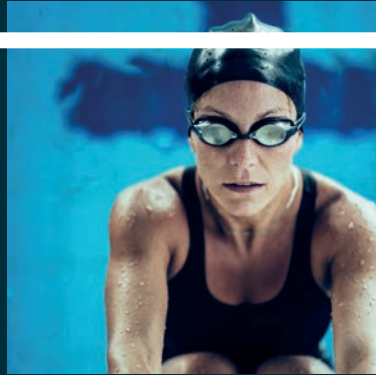
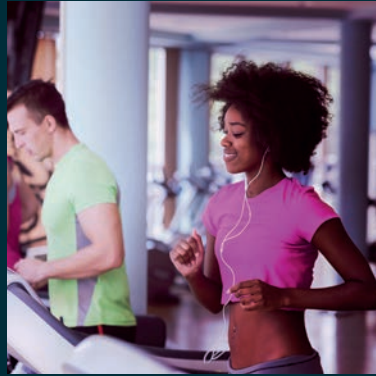


EXPLORE A THRIVING SOCIAL SCENE

Eat global street food on market days, share a pint of local ale in a cosy gastro pub, or experience fine dining in one of the city's best restaurants. Food and drink is serious business in St Albans.

The city has a thriving café culture and there are meals for every taste and budget. Dine in style, grab a family-friendly bite, and experience flavours from around the world as well as locally sourced ingredients.





FIND YOUR PERFECT WORK/LIFE BALANCE

St Albans is an excellent place to perfect your work/life balance. Work out or go for a dip at one of the nearby leisure centres, swimming pools and gyms, or tee off at the world class golf course at the Centurion Club. For outdoor enthusiasts, the area also has wonderful walks and bike rides in the stunning local countryside.



IN GOOD COMPANY

JUST SOME OF THE BIG
BRAND NAMES THAT HAVE
OFFICES IN THE
ST ALBANS AREA



TRAVEL

VICTORIA STREET,
ST ALBANS, AL1 3TN

AT THE HEART OF A FLOURISHING BUSINESS COMMUNITY

WITH FAST CONNECTIONS TO THE CENTRE OF LONDON AND THE SURROUNDING AREAS.

The property is 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). Heathrow & Luton Airports are within 30 minutes.



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 Alban Arena
- 2 The Horn
- 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



BY TRAIN (In minutes)

HARPENDEN	5
ST PANCRAS INT'L (Eurostar and Underground)	18
LUTON AIRPORT (More than 70 destinations)	22
FARRINGDON (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



JUBILEE SQUARE

jubileesquarestalbans.com

TERMS

Upon application.

VIEWING

Strictly by appointment through the joint agents.

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AITCHISON

RAFFETY



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**Lambert
Smith
Hampton**

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The Agents for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by The Agents has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and The Agents give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) The Agents do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.