

# JUBILEE SQUARE

## GRADE A SPACE IN THIS EXCITING CITY CENTRE DEVELOPMENT

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



[jubileesquarestalbans.com](http://jubileesquarestalbans.com)

VICTORIA STREET, ST ALBANS, AL1 3TN

AVAILABLE SPRING 2024

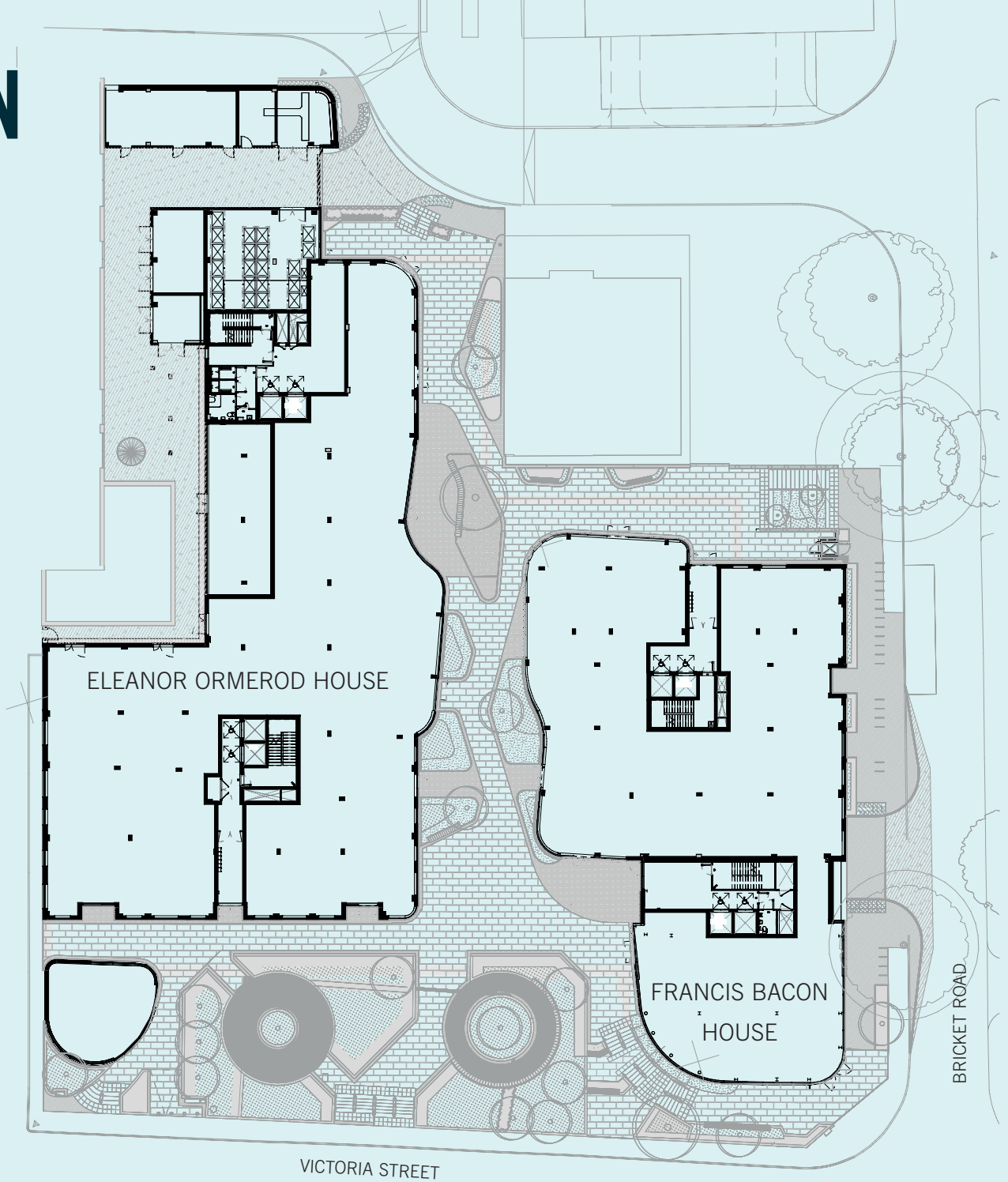






# ACCOMMODATION

## SITE PLAN





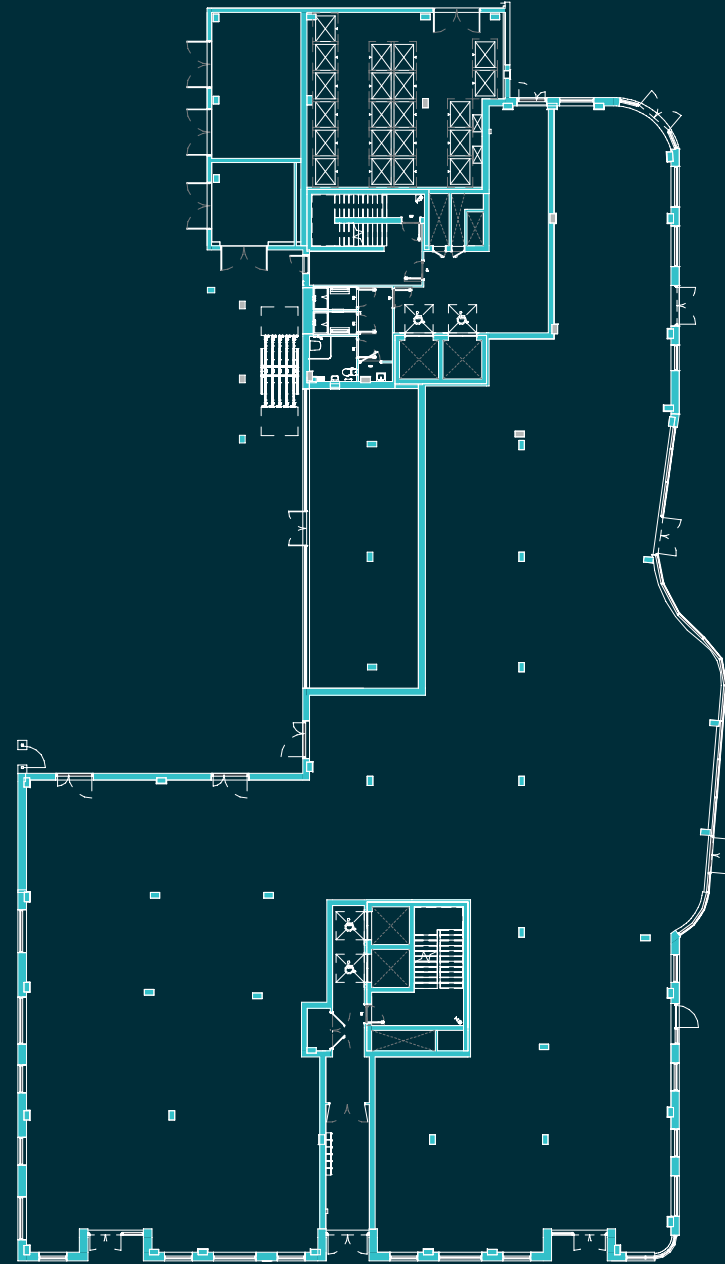
# ACCOMMODATION

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



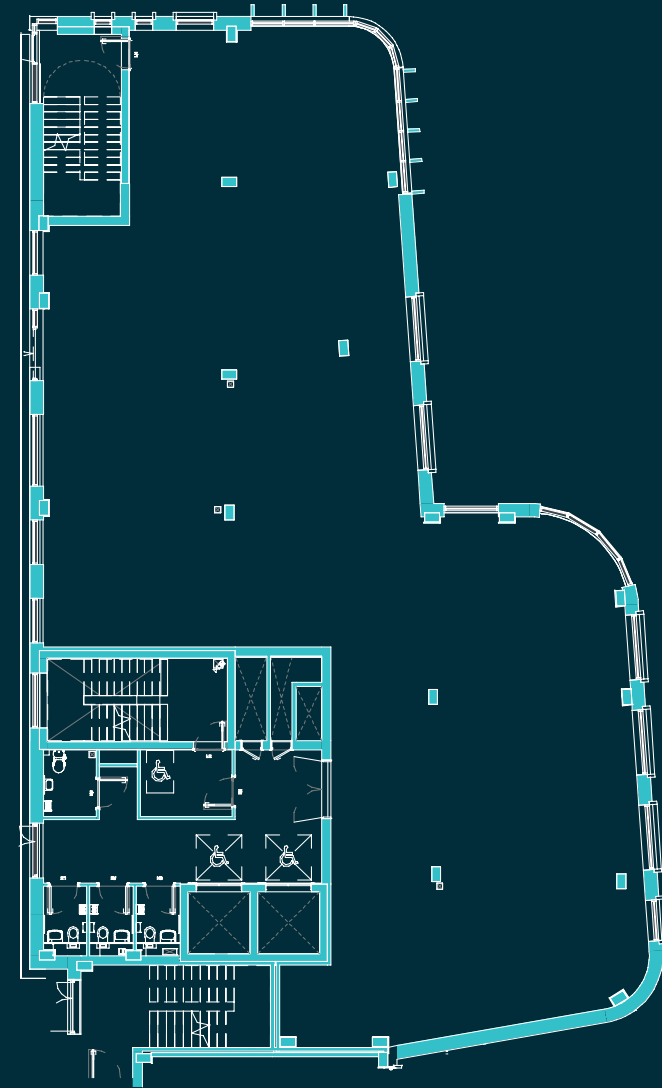
# ACCOMMODATION

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



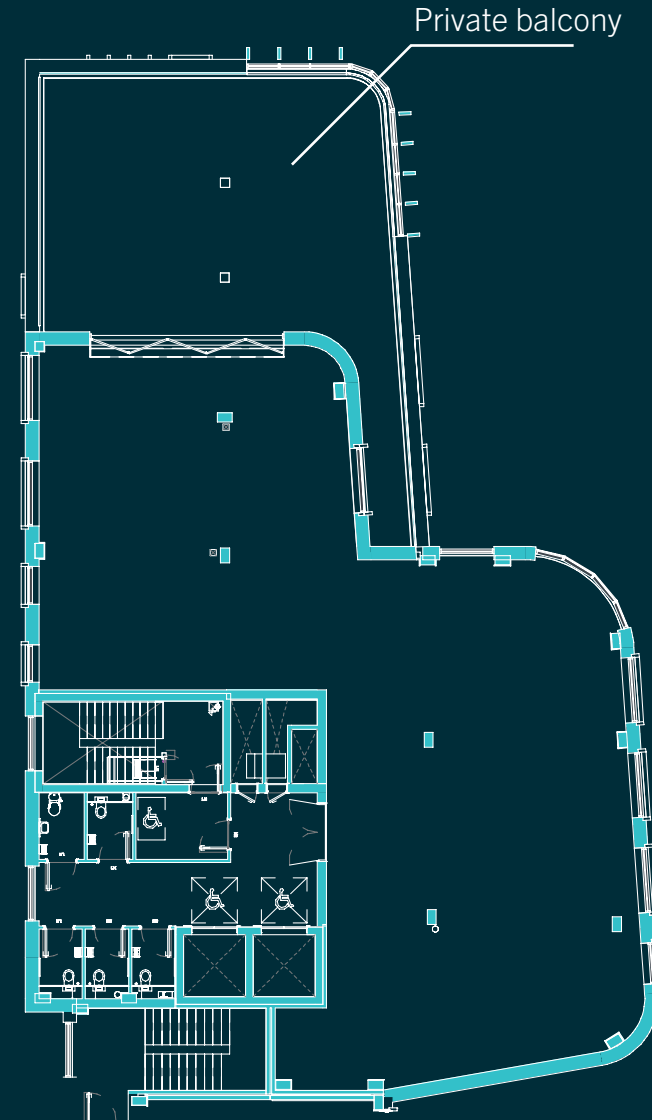
# ACCOMMODATION

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



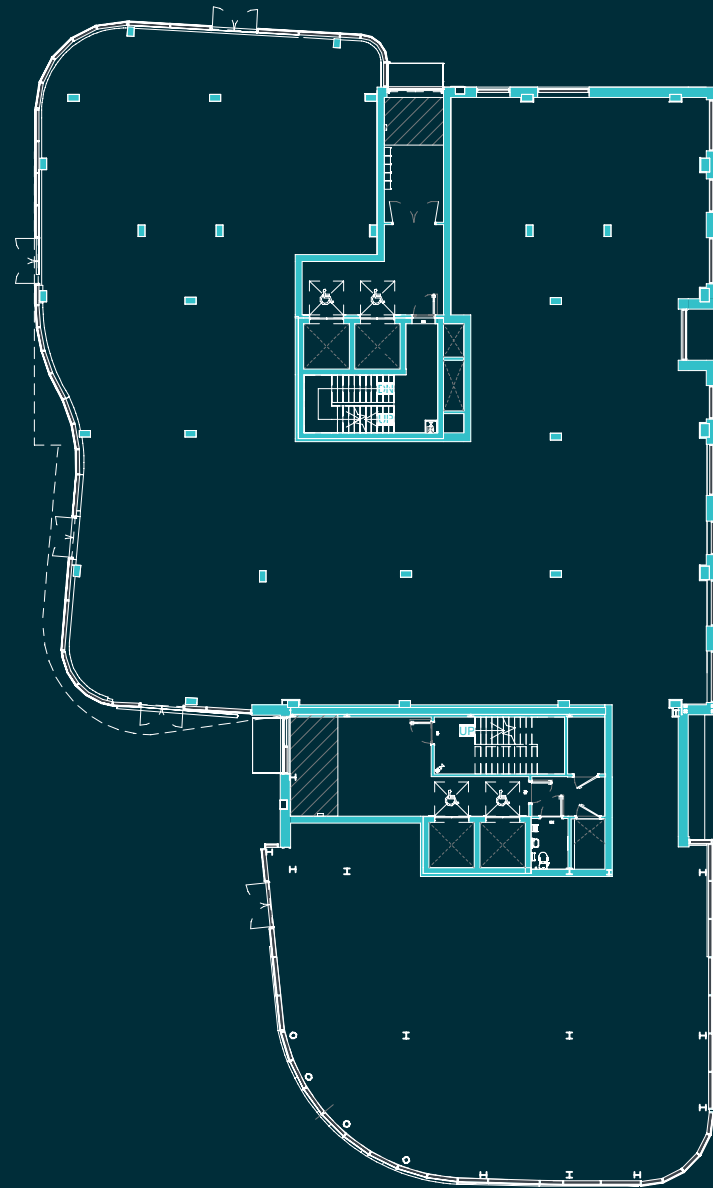
# ACCOMMODATION

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



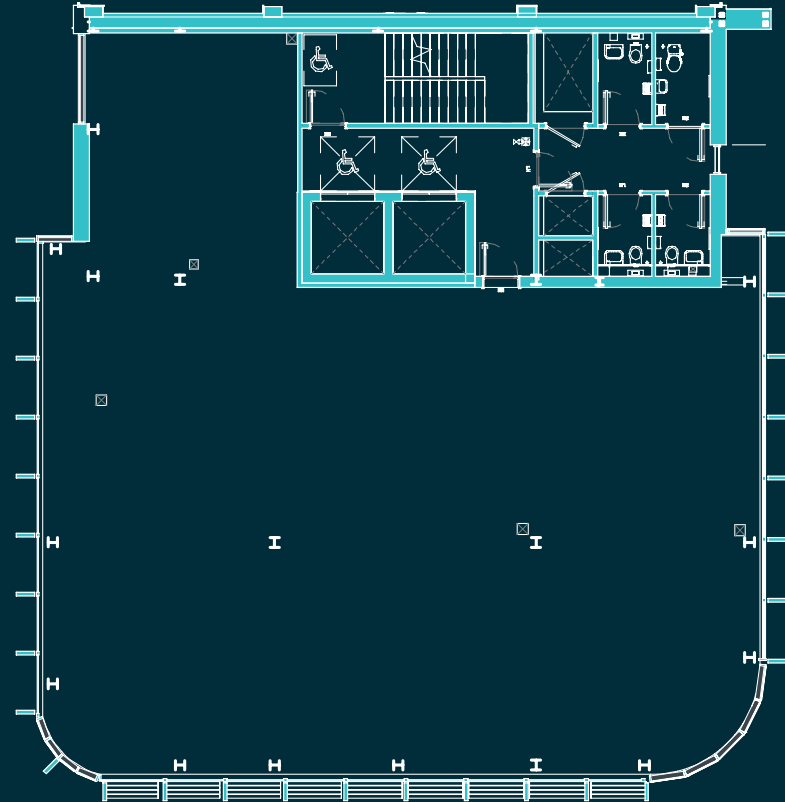
# ACCOMMODATION

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

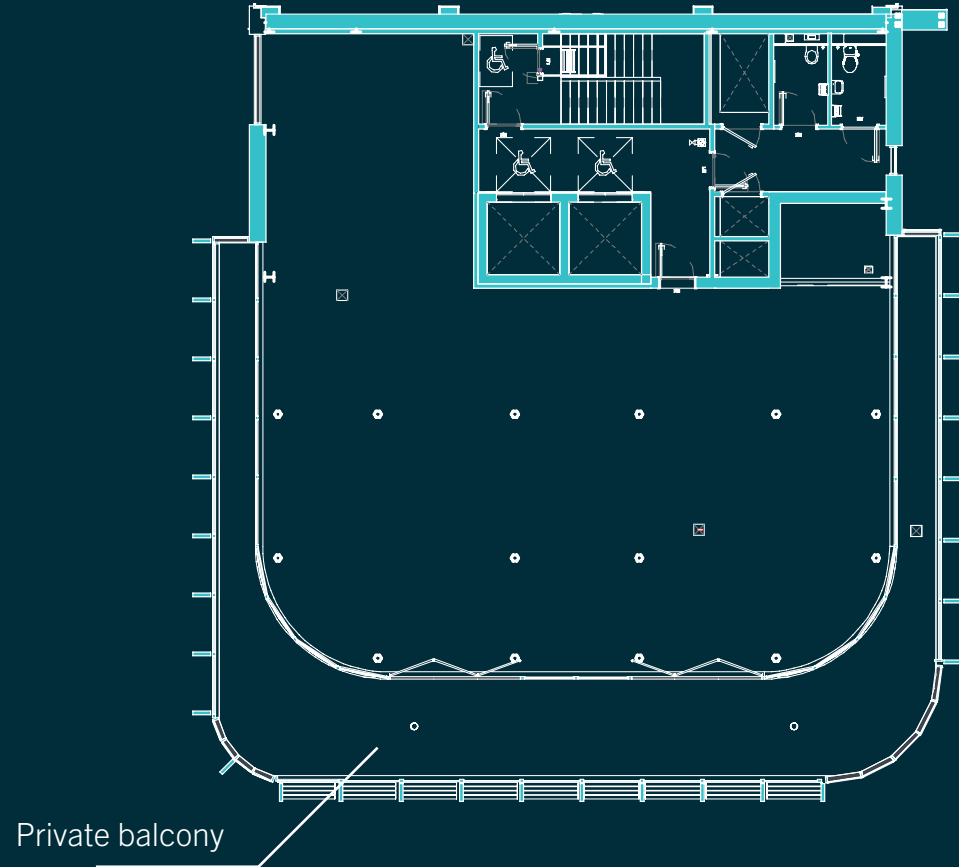


# ACCOMMODATION

FRANCIS BACON HOUSE  
FOURTH FLOOR



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





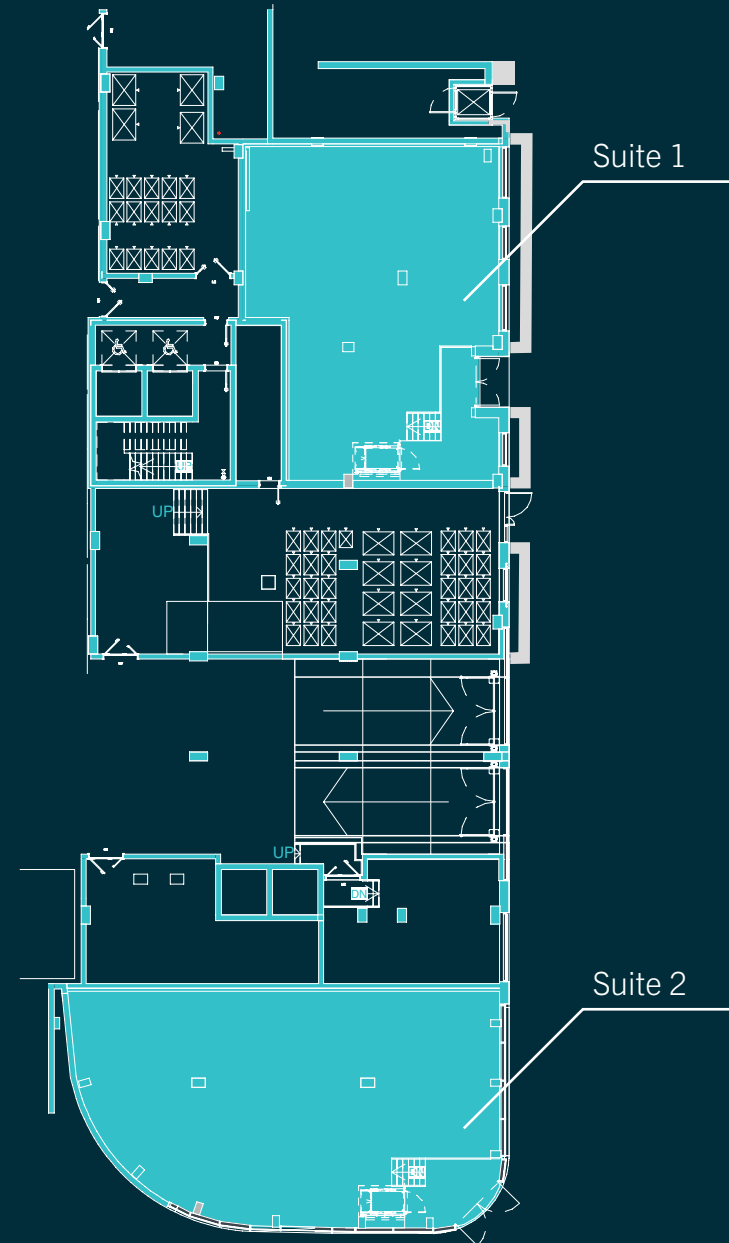
# ACCOMMODATION

FRANCIS BACON HOUSE

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

- Suspended ceilings with inset LED lighting



- Air conditioning - VRF



- Lifts to all floors



- On site showers



- Car parking 1 : 1000 sq ft



- Vehicle charging points



- Secure cycle storage



- Full access raised floors

- Anticipated EPC rating B

- Private balconies 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.



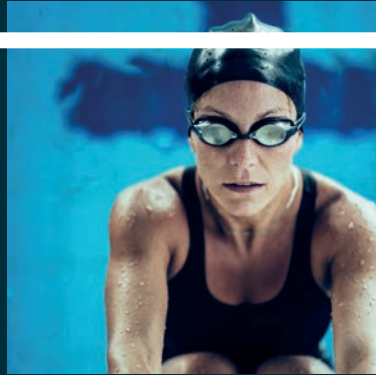
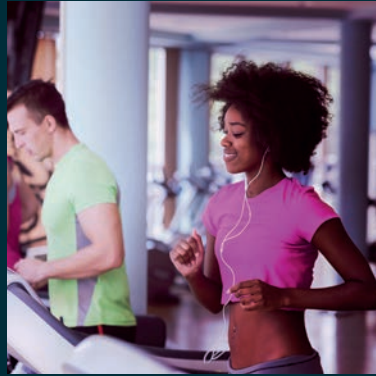


# EXPLORE A THRIVING SOCIAL SCENE

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

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## 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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