

**45**

**GROSVENOR ROAD  
STALBANS**

GRADE A+ TOWN CENTRE OFFICES  
FROM **3,500 - 28,442 SQ FT** TO LET WITH SECURE CAR PARKING

**[45grosvenorroad.com](http://45grosvenorroad.com)**

**GRADE A+ OFFICE BUILDING LOCATED IN THE  
PRIME BUSINESS AREA OF ST ALBANS.**







With a welcoming reception, communal areas and both open plan & fitted office space available, 45 Grosvenor Road offers occupiers an environment for their business and staff to thrive, whilst also being kind on the environment with our excellent green credentials.







# **BRIGHT OPEN PLAN & FITTED SPACES**





# HIGH LIFE

Meet or take time out in our new  
communal roof garden.





# HIGH QUALITY

---



HRU AIR CONDITIONING



FULLY RAISED  
ACCESS FLOORS



2.7M FLOOR-TO-  
CEILING HEIGHT



NEW SUSPENDED CEILINGS  
WITH NEW LED LIGHTING  
ON PIR SENSORS

---



TWO 13-PERSON  
PASSENGER LIFTS



WC'S ON  
ALL FLOORS



NEW SHOWERS



228 SECURE CAR PARKING  
SPACES (1:292 SQ FT)  
GROUND FLOOR - 39 SPACES  
FIRST FLOOR - 43 SPACES

---



8 EV CHARGING POINTS



NEW ROOF GARDEN  
WITH OUTDOOR SEATING



**EPC RATING A**

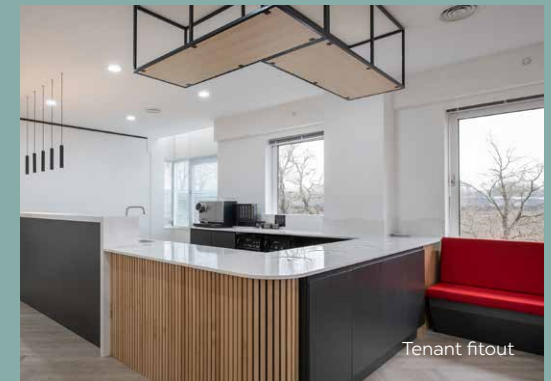
---



Tenant fitout



Tenant fitout



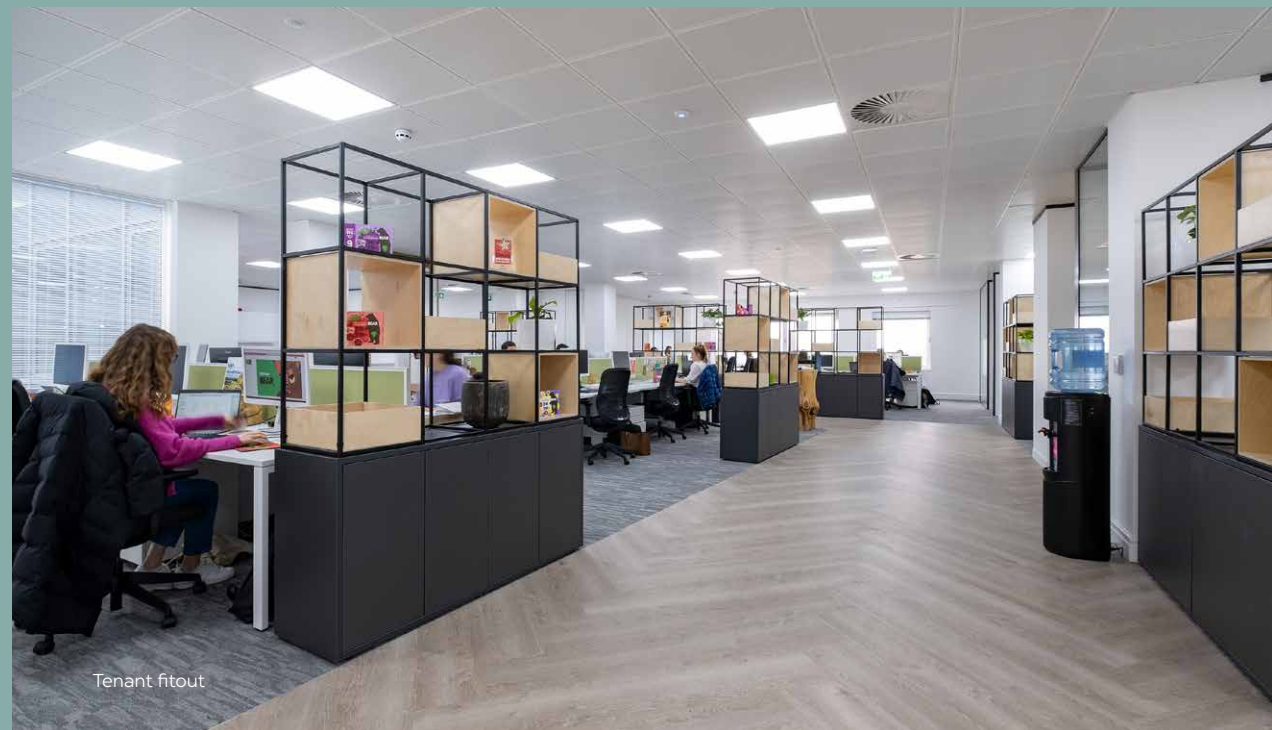
Tenant fitout

# JOIN OUR HAPPY TENANTS

We have an excellent Tenant line-up that includes UFF (Bear Snacks, Lotus Biscuits, Nakd Bars and The Kids Food Company) Omniplex Learning and Blink Charging Company...come and be part of our thriving community.

“ We relocated our business from Central London to St Albans, and 45 Grosvenor Road suited our needs perfectly. The move to 45 has encouraged all of our staff back to the office and they really enjoy working in the building...so much so, that our sister company also recently relocated to 45, from Amersham.

**Paul Hunter - Managing Director - UFF**



Tenant fitout



# **SPACE TO SUIT YOUR REQUIREMENTS**









# FIRST FLOOR SUITES AVAILABLE FROM 3,500 SQ FT

The suites can be available both fully fitted and open plan.



Indicative cgis of a 5,000 sq ft suite.



# INDICATIVE PLAN

## FLOOR AREAS (IPMS 3)

Floor	sq ft	sq m
Third		
Second	   	
Part first		
Part first*	14,958	1,389
Ground	13,484	1,252
<b>Total</b>	<b>28,442</b>	<b>2,641</b>

\* The part first floor can be split into 3 suites. 1 suite of 3,500 sq ft and 2 suites of 5,000 sq ft.



G

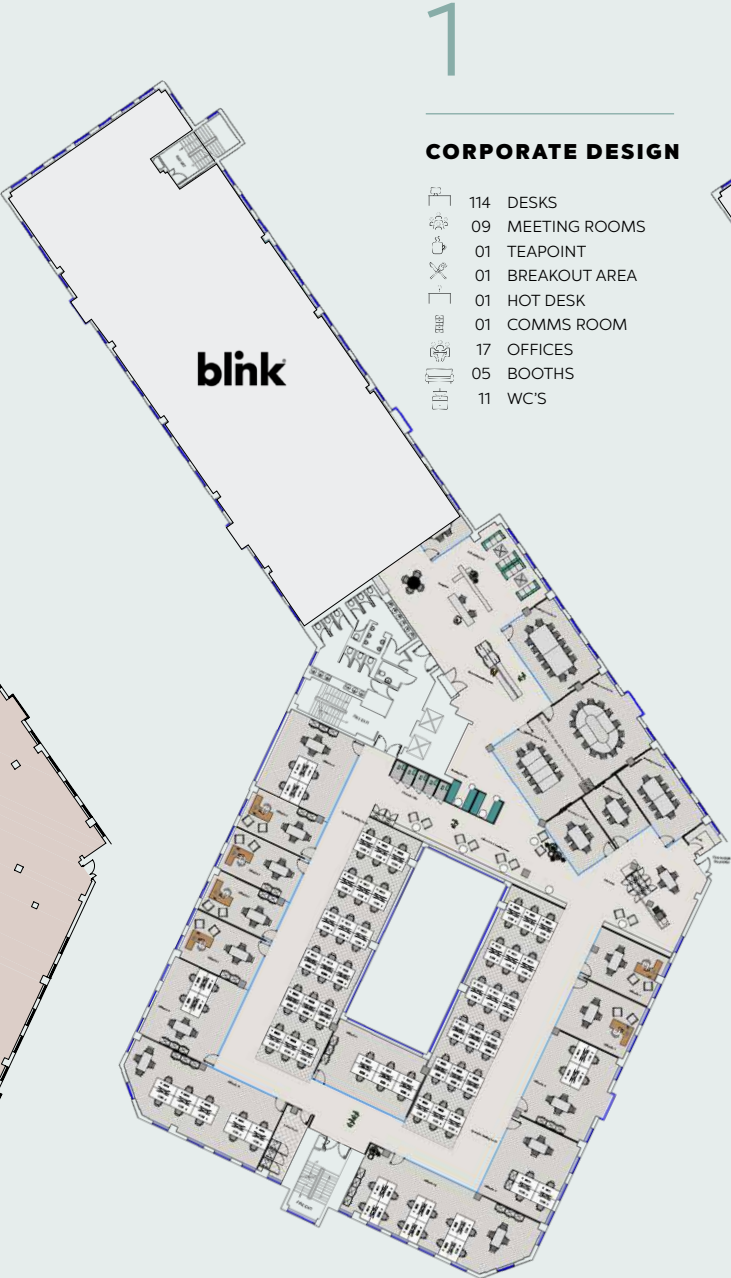
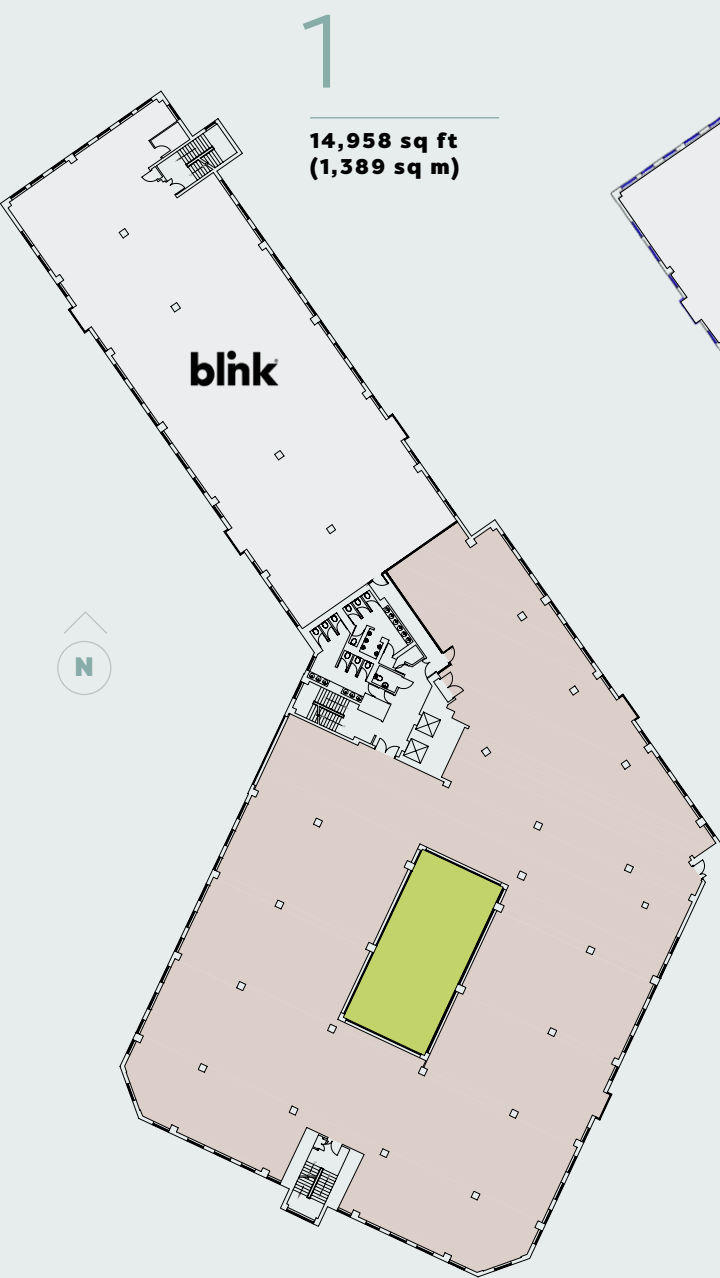
13,484 sq ft  
(1,252 sq m)





INDICATIVE SPACE PLANS

PART FIRST FLOOR 14,958 SQ FT





## PART FIRST FLOOR SUITES SPLIT INDICATIVE SPACE PLANS

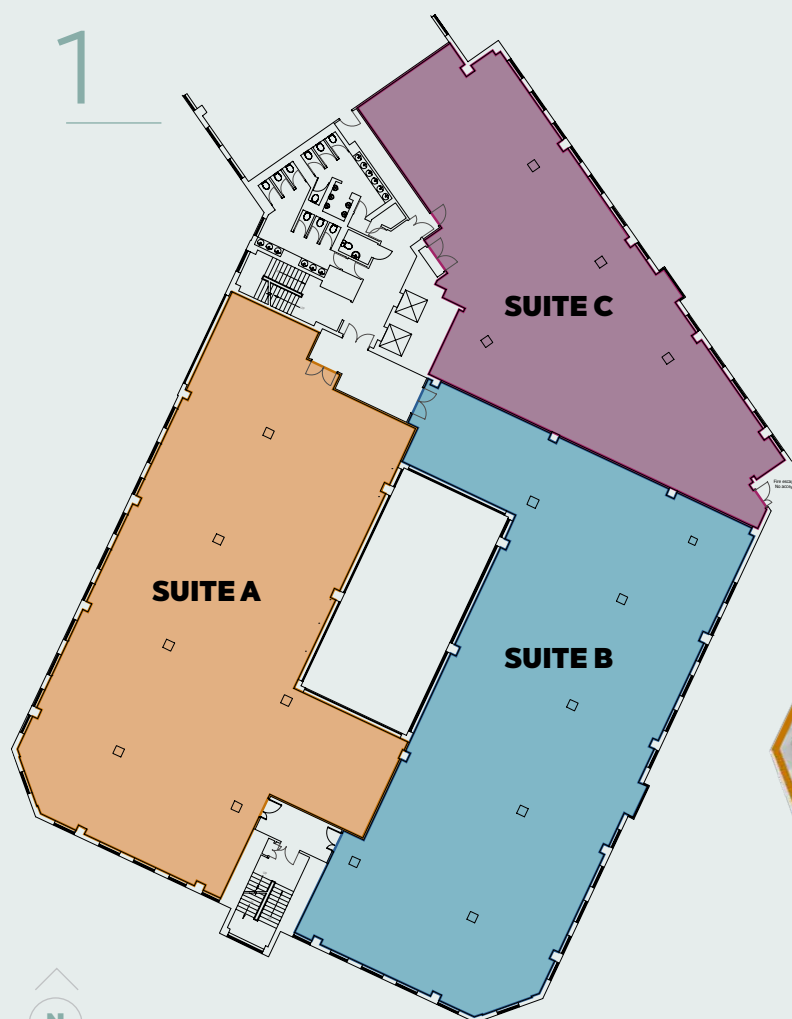
AVAILABLE IN:




1 SUITE OF 3,500 SQ FT &

2 SUITES OF 5,000 SQ FT



Indicative cgi of a 5,000 sq ft suite.



-  **SUITE A: 5,424 SQ FT**
-  **SUITE B: 5,633 SQ FT**
-  **SUITE C: 3,574 SQ FT**





## PART FIRST FLOOR SUITES SPLIT INDICATIVE SPACE PLANS



**SUITE B: 5,633 SQ FT**



**SUITE A: 5,424 SQ FT**



**SUITE C: 3,574 SQ FT**



## INDICATIVE PLANS





# THE SOCIAL SCENE

A FLOURISHING ECONOMIC,  
COMMERCIAL & HISTORIC CITY  
AND A THRIVING RETAIL & LEISURE  
DESTINATION.

The property is situated in the commercial area of St Albans only a short walk from the City's main retail & leisure areas.

Spend time amongst the innovative independent retailers and well-known chains where you can shop, grab a coffee or dine out in one of the many fine restaurants including The Ivy, Megan's, Bill's and Wagamma. The property is also well served by Deliveroo and it's many eateries.

St Albans boasts an array of leisure activities and events within the historic grounds & parks. There are a choice of gyms, a spa and golf club all close by.

With its many strengths it is understandable why St Albans is desirable place to work and live.







#### RESTAURANTS

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

#### ENTERTAINMENT

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

#### SHOPPING

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

#### DRINKS

- 1 The Cock
- 2 Slug & Lettuce
- 3 The Brickyard
- 4 Mokoko
- 5 The Verulam Arms
- 6 Suckerpunch Bar
- 7 The Peahen
- 8 The Crown
- 9 White Harp Tap
- 10 Ye Olde Fighting Cocks

#### SPORTS & LEISURE

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



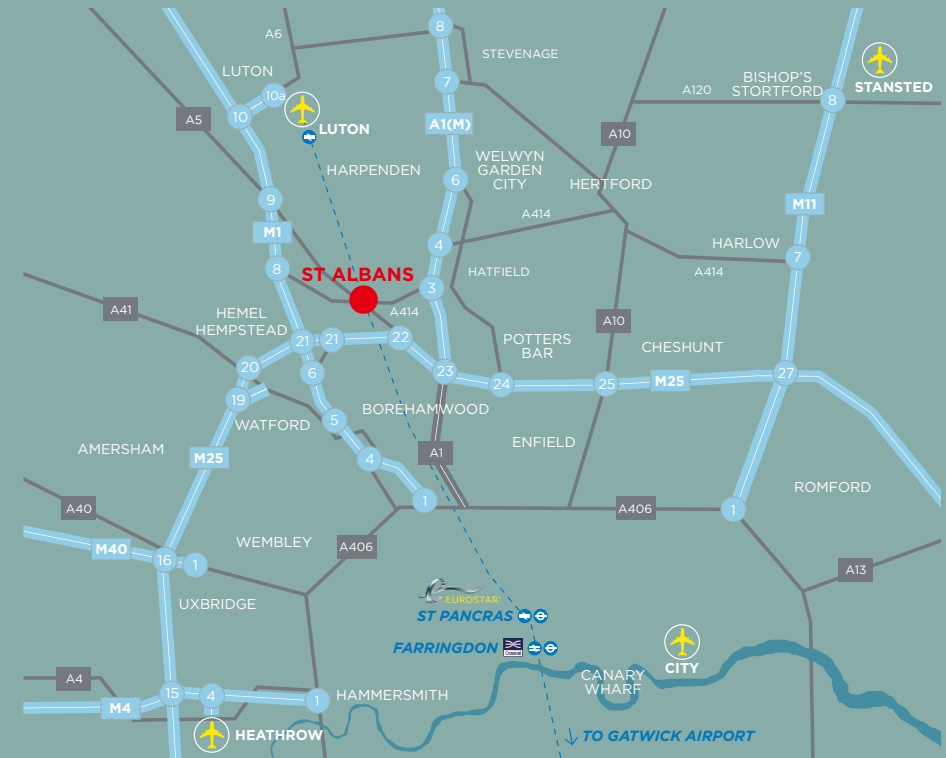


# TRAVEL WISE

## FAST CONNECTIONS TO CENTRAL LONDON & THE SURROUNDING AREAS.

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.



### BY RAIL (MINUTES)

<b>HARPENDEN</b>	<b>05</b>
<b>ST PANCRAS INT'L</b> (Eurostar, Underground)	<b>18</b>
<b>LUTON AIRPORT</b> (150 destinations)	<b>22</b>
<b>FARRINGDON</b> (Crossrail, Underground)	<b>28</b>
<b>BLACKFRIARS</b> (Underground)	<b>30</b>
<b>GATWICK AIRPORT</b> (230 destinations)	<b>74</b>



### BY CAR (MINUTES)

<b>M25 MOTORWAY (21a)</b>	<b>9</b>
<b>M1 MOTORWAY (J6)</b>	<b>12</b>
<b>WATFORD</b>	<b>22</b>
<b>LUTON AIRPORT</b> (150 destinations)	<b>22</b>
<b>HEATHROW AIRPORT</b>	<b>30</b>
<b>CENTRAL LONDON</b>	<b>44</b>



# A FLOURISHING LOCAL ECONOMY

St Albans is one of the most vibrant economies in Hertfordshire which has continued to increase its total Gross Value Added year on year since 2011 and has attracted and keeps attracting many multi-national companies.

URBAN  
FRUIT.

AECOM

BURTON'S  
BISCUIT CO

Bupa



AON

bam

Deloitte.

LUXOTICA



St  
James's  
Place



SKECHERS

blink



# 45

GROSVENOR ROAD  
ST ALBANS

**45grosvenorroad.com**

## TERMS

Upon application.

## VIEWING

Strictly by appointment through  
the joint agents.



**Claudio Palmiero**

T: 07896 205786

E: claudiopalmiero@brayfoxsmith.com

**Paul Smith**

T: 07730 816995

E: paulsmith@brayfoxsmith.com



**020 3130 6400**

hanovergreen.co.uk

**David Cuthbert**

T: 07710 183423

E: dcuthbert@hanovergreen.co.uk

**Andy Tucker**

07721 260545

atucker@hanovergreen.co.uk



**01923 210810**

brasierfreeth.com

**Tim Howlings**

T: 07702 884402

E: tim.howlings@brasierfreeth.com

**Graham Ricketts**

T: 07841 235185

E: graham.ricketts@brasierfreeth.com