

PART GROUND
FLOOR LET TO BUPA

ONE

ABBAY VIEW | ST ALBANS | AL1 2PS

FULLY REFURBISHED GRADE A OFFICE SPACE IN AN ESTABLISHED LOCATION
3,051 SQ FT TO 16,461 SQ FT TO LET | BE PART OF A THRIVING BUSINESS COMMUNITY

ONE

WELCOME TO **ONE ABBEY VIEW**

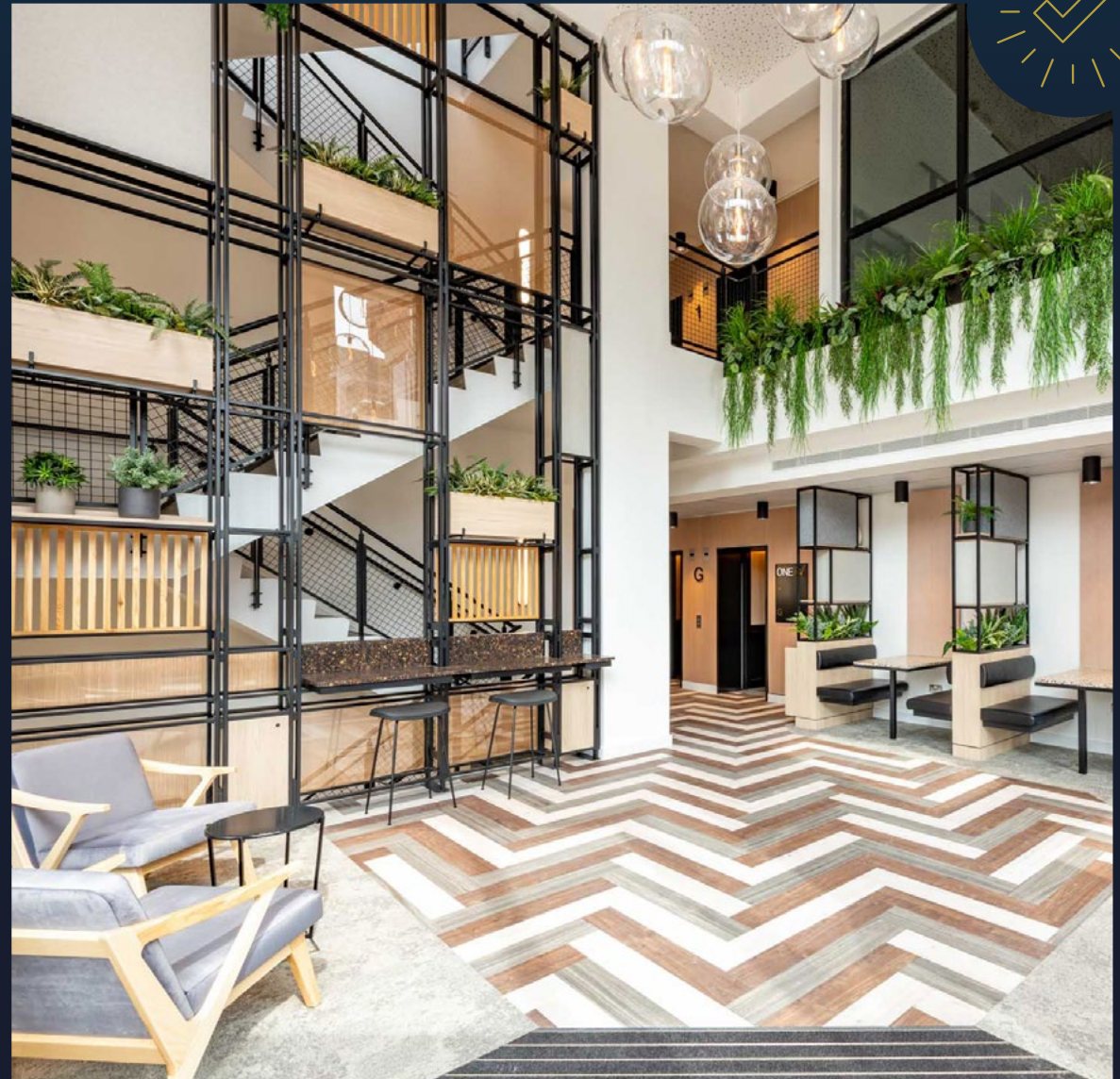
AN EXCEPTIONAL GRADE A OFFICE BUILDING OFFERING
ACCOMMODATION FROM **3,051 SQ FT** TO **16,461 SQ FT**, LOCATED
ON A MAIN ARTERIAL ROUTE AT THE EDGE OF THE CITY CENTRE.



A FULLY REMODELLED ENTRANCE & REFURBISHED RECEPTION AREA

A BESPOKE ARRIVAL EXPERIENCE
OFFERING UNIQUE BREAKOUT AREAS
AND MEETING SPACES.

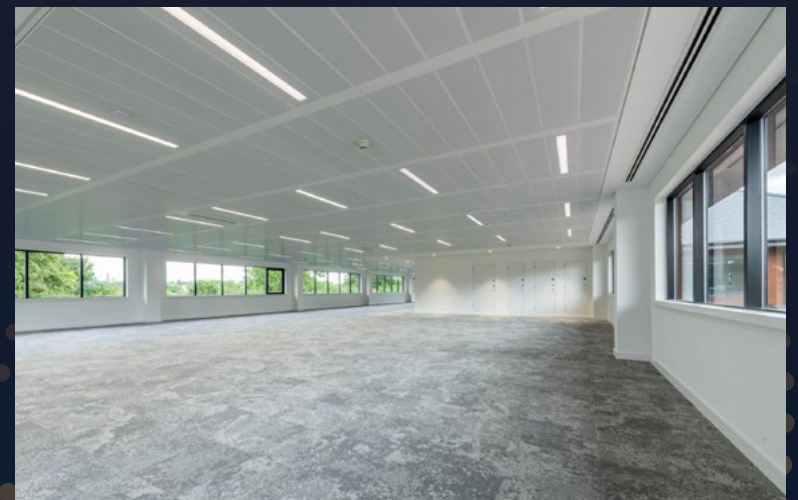
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CONTEMPORARY WORK SPACES

DESIGNED WITH MODERN
BUSINESS IN MIND.

ONE 



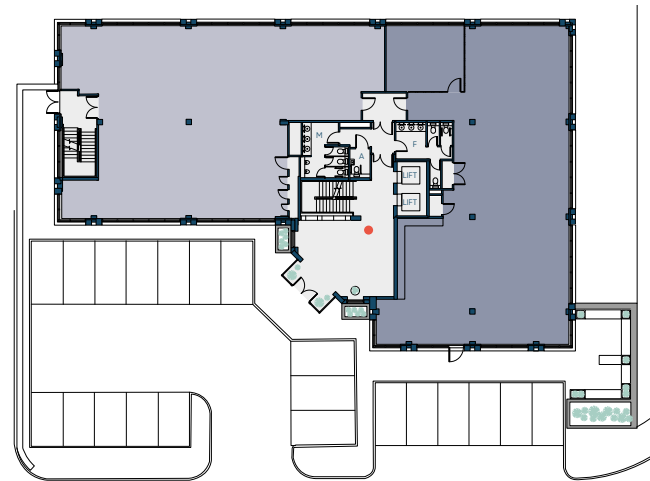
FLOOR PLANS

LIGHT AND SPACIOUS OFFICE SUITES
AVAILABLE FROM 3,051 SQ FT.

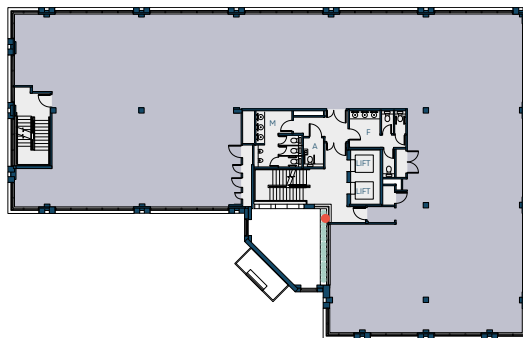
BASEMENT



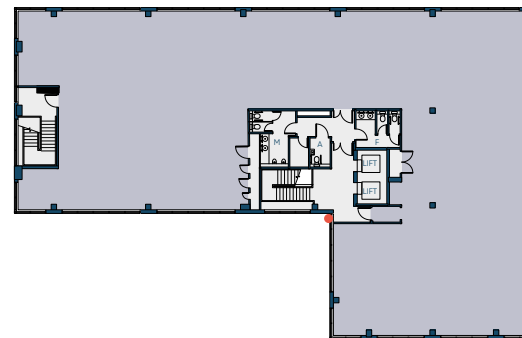
GROUND



FIRST



SECOND



Accommodation

Ground	3,051 sq ft	283.4 sq m
Part Let to Bupa	(3,291 sq ft)	(306 sq m)
First	6,497 sq ft	603.6 sq m
Second	6,913 sq ft	642.2 sq m
Total	16,461 sq ft	1,529.2 sq m

Each floor is divisible into two suites with individual offices available from 3,051 sq ft.

A TOP QUALITY SPECIFICATION

ONE 



NEWLY CONFIGURED RECEPTION



LED LIGHTING



CYCLE STORAGE



SHOWERS & CHANGING FACILITIES



SOLAR PANELS



SIX VEHICLE CHARGING POINTS



SMART BUILDING TECHNOLOGY



EPC RATING A



Specification

- Recycled access raised floor to improve carbon credentials
- New LED lighting
- New Air Conditioning – VRF
- New building entrance and reception area with informal meeting areas
- Secure cycle storage
- 4 showers, changing facilities and lockers
- New WC facilities
- 6 electric vehicle charging points (with expansion capacity for a further 6)
- BREEAM; Very Good
- EPC A
- Solar Panels
- Air Rated Accreditation
- Control of building services via a bespoke Smart App
- On site Parking at a ratio of 1 space per 217 sq ft

A BUILDING WITH GREEN CREDENTIALS

THE REFURBISHMENT OF ONE ABBEY VIEW HAS BEEN DESIGNED AND PROCURED WITH ESG AT THE CENTRE OF THE DECISION MAKING PROCESS.

The air conditioning system has been designed to provide a healthy working environment and a high level of air quality with the design independently verified by Air Rated, the market leading provider of indoor air quality certification.

The Life Cycle Carbon for the project has been independently assessed and the design has been tailored to minimise the impact of the project, with elements retained and reused where feasible. The final scheme provides the optimum solution in terms of carbon savings given the constraints of the site and building.

Tenants occupying the building can realistically consider offsetting the carbon produced by the building in operation to get closer to a net zero position or potentially achieve net zero.

Other sustainable measures and elements incorporated into the scheme are summarised as follows:

- PV panels installed to the flat roof of the building will meet part of the buildings energy needs
- Electric Vehicle Charging points will be provided in the car park
- Smart Building Technology and Tenant User App which will enable M&E systems to be controlled and monitored with ease
- Monitoring of Energy & Water Consumption via the Smart Building App
- Monitoring Air Quality via the Smart Building App
- Upgrade EPC rating to achieve minimum 'B'
- Social Values & CSR imbedded in the contractor selection process.
- Embodied Carbon – the following options are being implemented:
 - Re-use of existing raised floor – waste reduction.
 - Re-use of 90% of the building fabric to minimise carbon footprint.
 - Carpet selection – a high recycled content shall be targeted.
- Introduction of sub meters on power and water
- Provision of new market leading shower facilities
- Secure bike store being added in the car park
- Considerate Contractors applied to the project
- Water efficient sanitary appliances specified throughout
- New energy efficient LED lighting
- Daylight dimming lighting, which increases energy efficiency
- Heat recovery VRF plant for heating and cooling which is considered a form of renewable energy
- Modern energy efficient plant specified throughout

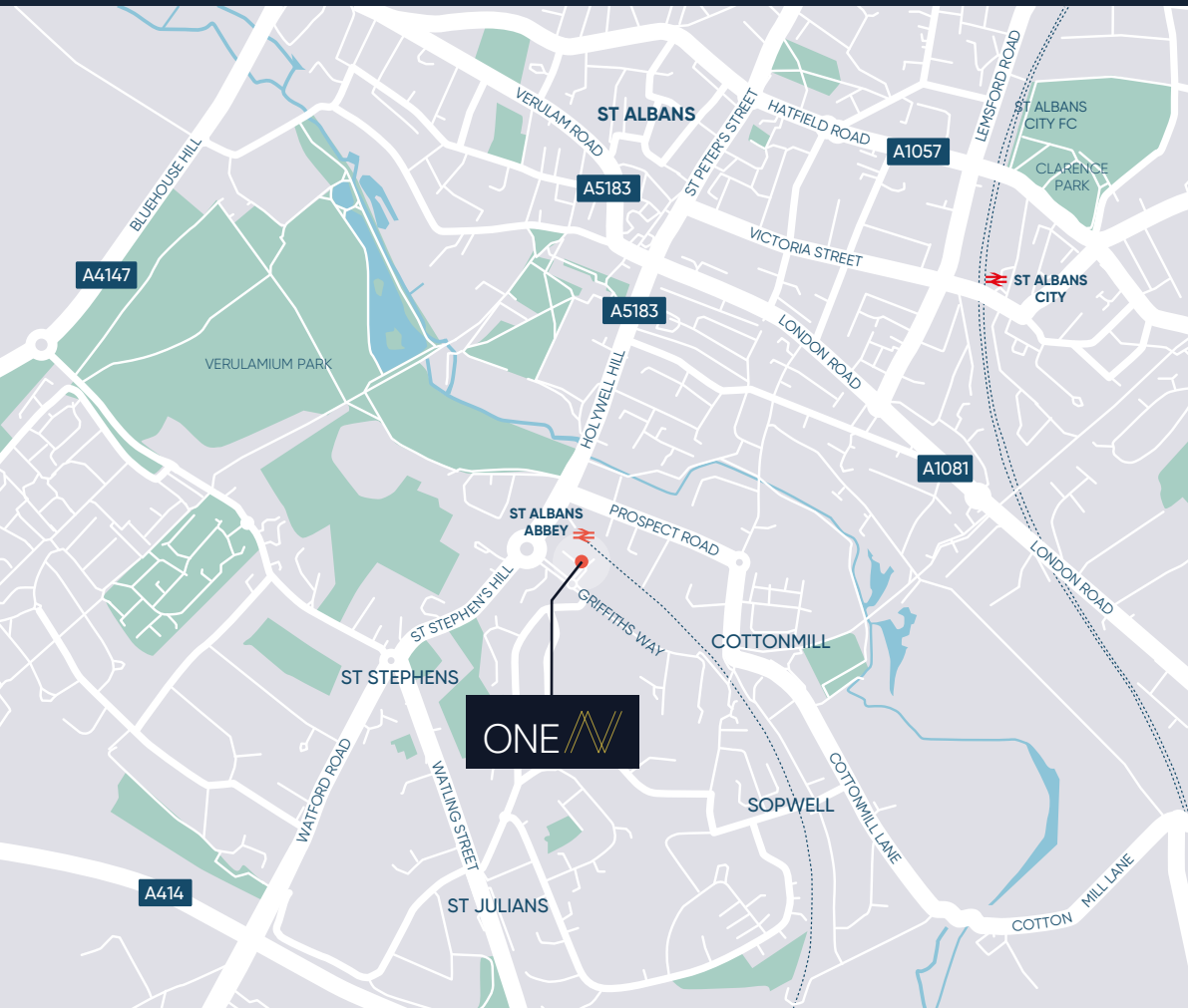
**calculation based on typical/assumed fit out provisions and energy consumption levels. To be treated as a guide only.*



AirRated™

ACCESSIBILITY IS KEY AT ABBEY VIEW

WITH A CAR PARKING RATIO OF 1:217 SQ FT AND TWO MAINLINE TRAIN STATIONS WITHIN WALKING DISTANCE; ACCESS IS EASY, WHETHER IT'S BY CAR, TRAIN OR FOOT.



St Albans Abbey railway station lies adjacent to the building and St Albans City mainline station is a short walk from the building and benefits from the Thameslink service to St Pancras (20 mins).



Travel Timings



By Rail

From St Albans Abbey:

Watford Junction	16 mins
London Euston	43 mins

From St Albans City:

Luton Airport Parkway	9 mins
West Hampstead	20 mins
London St Pancras	23 mins
Bedford	34 mins

Source: National Rail



By Car

Watford	18 mins	8.2 miles
Luton	20 mins	14.6 miles
Heathrow	36 mins	26.7 miles
Milton Keynes	43 mins	35.2 miles
West End	50 mins	23.3 miles
Reading	1 hour	48 miles

Source: AA



BENEFITING FROM A WEALTH OF LOCAL RETAIL AND RESTAURANT AMENITIES

There are a wide range of local amenities including Sainsbury's, Aldi, Costa Coffee drive-thru restaurant, and the Abbey View Retail Park which includes The Range, Matalan, McDonald's and Halfords amongst others.

Current occupiers include Pizza Hut and Crest Nicholson, with other nearby occupiers including Skechers Shoes and Premier Foods.

Be part of a thriving and vibrant business community.

LOCAL AMENITIES INCLUDE:



RETAIL PARK



DRIVE-THRU COFFEE



STATIONS NEARBY



FOOD OUTLETS



LOCAL OCCUPIERS INCLUDE:

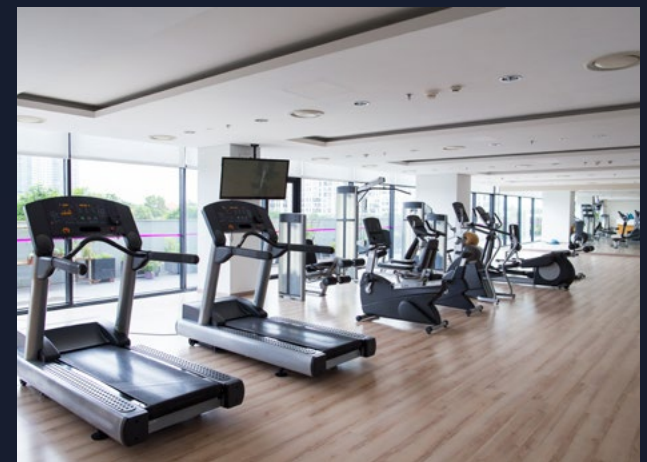


SKECHERS



AND A WIDE RANGE OF LEISURE AMENITIES RIGHT ON YOUR DOORSTEP

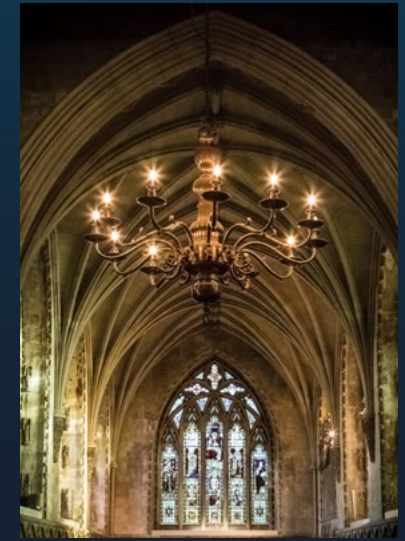
In terms of leisure One Abbey View has it covered; there is a Pure Gym as well as the Westminster Lodge Leisure Centre opposite the building.



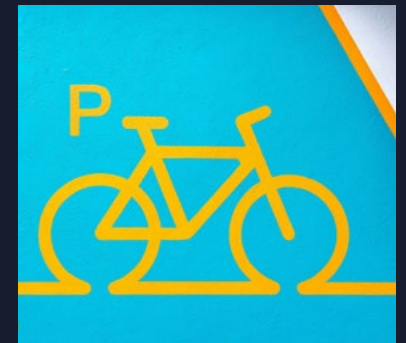
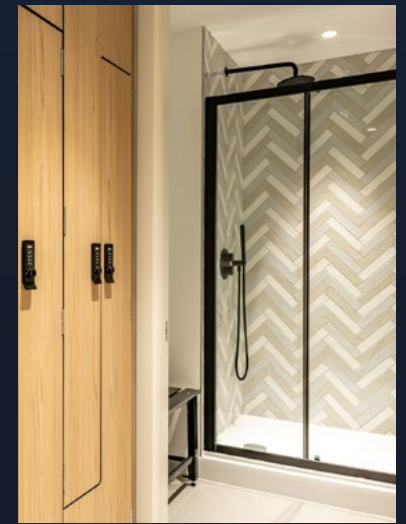
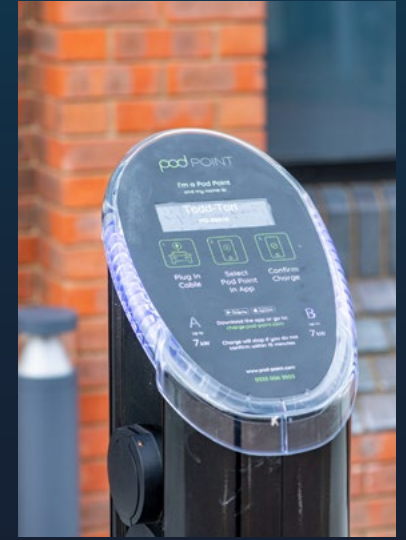
AND ALL THE DISTRACTIONS OF CENTRAL ST. ALBANS

Just under half a mile from One Abbey View, or a 20 walk through the tranquillity of Verulamium Park, is central St Albans with a wealth of attractions and activities throughout the year – from famous historic sites to cultural escapes.

The wider amenities include a 150 stall charter market amidst the city's medieval architecture. With global street food on market days, pints of local ale in pubs, fine dining in the smartest of restaurants and a thriving café culture wherever you turn.



GALLERY



St Albans City ➤

Central St Albans
Retail & Restaurants

The Cathedral
& Abbey Church
of Saint Alban

Verulamium Park

Westminster Lodge
Leisure Centre

St Albans Abbey ➤

Abbey Theatre

ONE W

Caffè Carluccio's

Sainsbury's

Aldi

Pure Gym



ONE

ABBAY VIEW | ST ALBANS | AL1 2PS

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Viewing

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