



GLADSTONE PLACE

36-38 UPPER MARLBOROUGH ROAD
ST ALBANS AL1 3UU



FULLY FURNISHED PLUG-AND-PLAY OFFICES TO LET
EXCELLENT CITY CENTRE CAR PARKING
1,453 - 8,881 SQ FT



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LOCATION

St Albans is a cathedral city located 8 miles north of Watford, 11 miles south of Luton and 19 miles northwest of Central London. St Albans sits within the London commuter belt and the Greater London area.

Historically, St Albans was the Roman City of Verulamium and has maintained this historic character throughout the city. St Albans is a vibrant town with an attractive collection of shops, offices and leisure facilities.



SITUATION

Gladstone Place is situated in the heart of the city, within a 5 minute walk of both the high street and St Albans City Station. Nearby occupiers include Aecom, St James Wealth Management and AON.





Raised access floor



LED lighting



Air conditioning



Kitchen



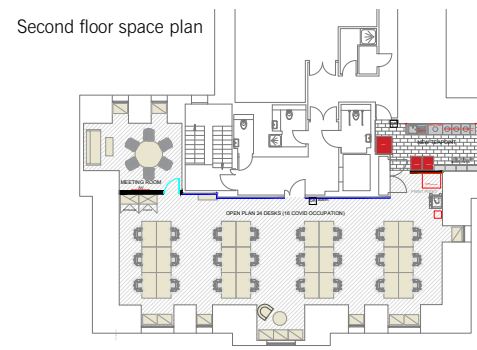
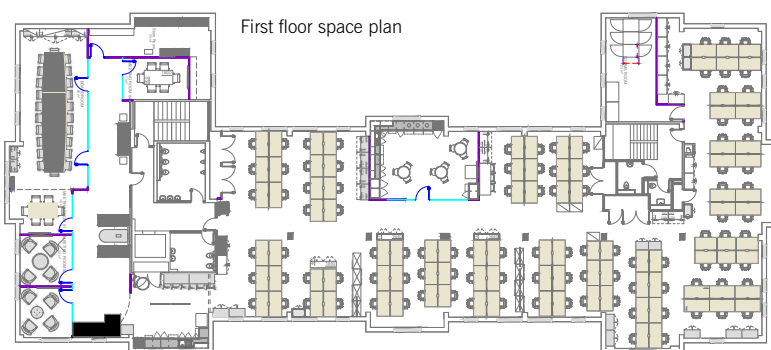
40 on site parking spaces (1:222 sq ft)



2 EV charging points



Communal Garden



ACCOMMODATION

The accommodation comprises the following Net Internal Area:

First Floor	7,428 sq ft	690.06 sq m
Second Floor	1,453 sq ft	134.98 sq m
OFFICE TOTAL	8,881 sq ft	825.04 sq m

Second Floor Storage - 897 sq ft (available via separate license agreement. Price on application)

EPC

EPC Rating D

FULLY FURNISHED SPECIFICATION

1st Floor:

- 22 person meeting room
- 2x 6 person meeting room
- 2x 4 person meeting room
- 2x kitchen/ break out areas
- Comms room
- 104 desks
- Store room

2nd Floor:

- 6 person meeting room
- Kitchen area
- 24 desks
- Storage space



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CONNECTIVITY

By Car	Journey Time
M25 Motorway (21A)	11 mins
M1 Motorway (J6)	15 mins
Watford	21 mins
Luton Airport	23 mins
Central London	60 mins

Source: AA Route Planner

By Rail	Journey Time
West Hampstead	12 mins
St Pancras Int'l	18 mins
Farringdon	22 mins
Luton Airport	28 mins
London Blackfriars	32 mins
Gatwick Airport	65 mins

Source: National Rail

AMENITY

St Albans benefits from a variety of food and drink places within the city centre, with fine dining at the Ivy to beers from a gastro pub. There is the opportunity to enjoy global street food on market days.

St Albans is an established shopping destination, providing an array shops from high street names to unique boutiques. There are several independent retailers, specialising in fashion, home style and jewellery. The Maltings Shopping Centre is also home to retailers such as Crewe, FatFace, H&M and New Look.

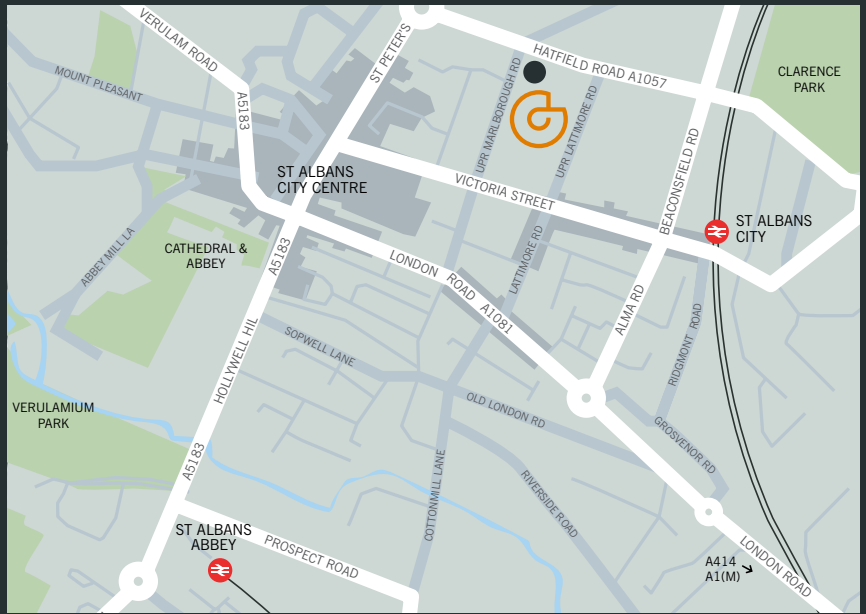
Gladstone Place is well positioned close to several leisure centres, providing swimming pools and gym facilities. Westminster Lodge Leisure Centre and Cotlandwick Leisure Centre are easy to reach in only 8 minutes by car.

TERMS

Available by the way of sublease / assignment or separate negotiations with the landlord.

VIEWING

Strictly by appointment through the sole agents.



Roddy Abram
Roddy.Abram@knightfrank.com
07899 001 028

Tom Slater
Tom.Slater@knightfrank.com
07870 803 314

