

CLOCK

HOUSE

COURT

Plug and play office suites  
designed for modern  
business needs

5-7 London Rd, St Albans AL1 1LA

# UNIQUE OFFICES IN THE HEART OF ST ALBANS

**A comprehensively refurbished, fully fitted Cat B office space with remodelled reception.**

Clockhouse Court provides modern interior design-led offices, offering communal space for both formal and informal meetings that reflect today's working practices.

Additional Managed Services Option: Occupiers will have the option to benefit from additional managed services, including daily office cleaning, provision of kitchenette supplies and waste/recycling management and disposal.



## Specification:



Fully fitted offices



Car parking



Free access to Northtree Net Zero Tool Kit



Naturally ventilated and VRF A/C



Meeting rooms, breakout spaces



Gym membership discount



Fast and secure Wi-Fi ready fitted. 1 Gbit fibre backbone



EPC Rating B electricity procured through green tariff, no gas



Fitted kitchen with tea & coffee points



Energy-efficient lighting



# SPACE PLANS

## ● Suite 3 / 24 Person Office

- 2 Focus room
- 1 Collaboration space
- 1 Break out area
- 1 Meeting room
- 6 parking spaces

## ● Suite 1 / 8 Person Office

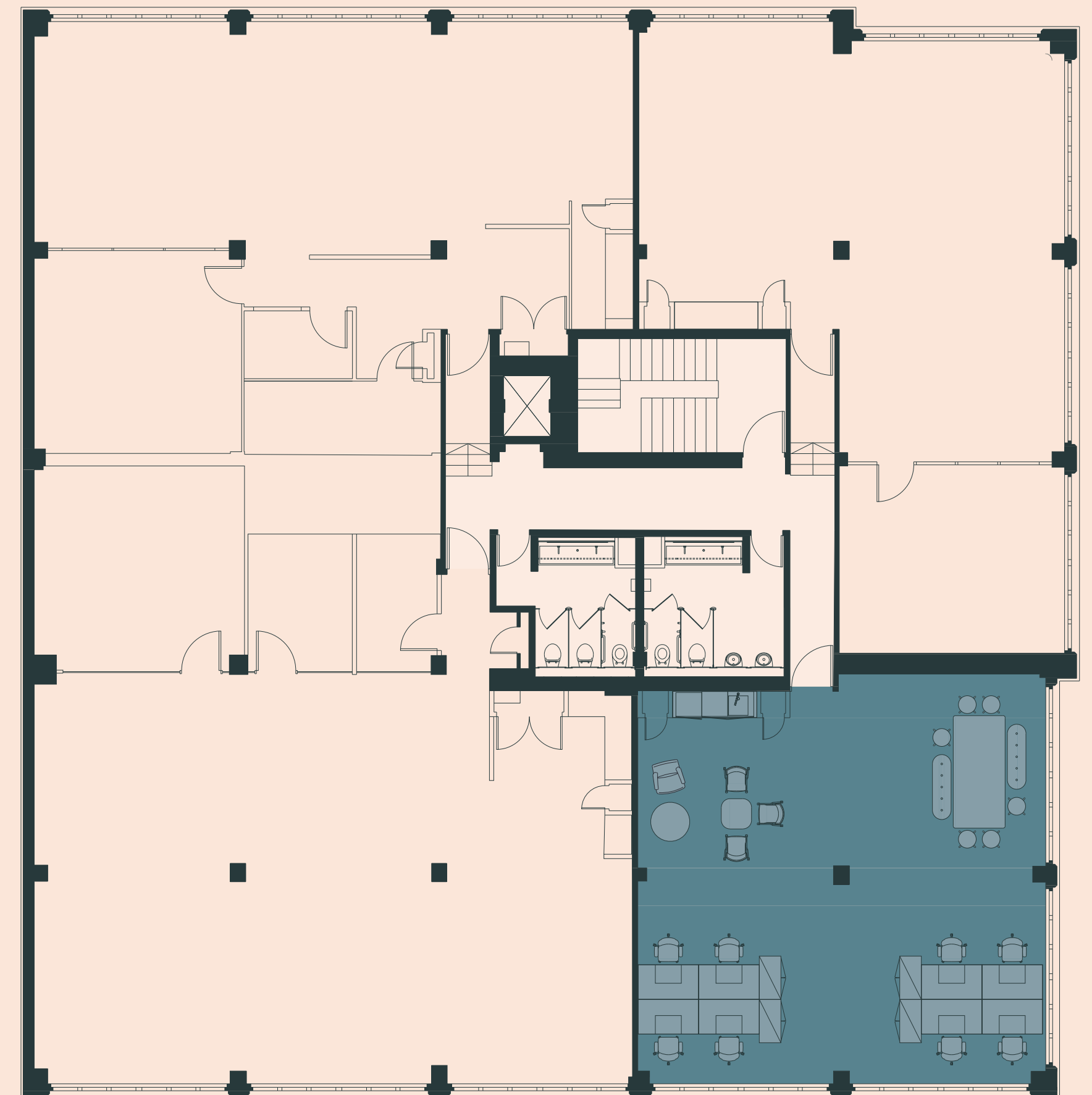
- 1 Collaboration space
- 1 Break out area
- 4 parking spaces

## ● Suite 5 / 8 Person Office

- 1 Collaboration space
- 1 Break out area
- 4 parking spaces



First Floor



Second Floor



# SUSTAINABILITY

At Northtree, our mission is to meet tenant demand for quality space, whilst also making existing buildings more sustainable and beneficial to local communities and economies.

As part of our ESG strategy, Northtree are committed to reducing greenhouse gas emissions and working with tenants to operate their property as efficiently and cost effectively as possible. To help us achieve this, we're using technology to monitor patterns of energy use in Clockhouse Court. As tenants, you will have free access to this platform, giving you full visibility over your energy consumption and a direct dialogue with our Head of ESG to help all tenants meet their sustainability goals. The Cat A+ fit-out at Clockhouse Court was designed with circular principles in mind, incorporating vintage and upcycled furniture and finding new homes for the old furniture with local charities.



northtree



**CBRE**

**Dom Clarke**  
07766 721 036  
dom.clarke@cbre.com

**Alex Burton**  
07920 424 770  
alex.burton@cbre.com

**KirkbyDiamond**

**Zack Berman**  
07810 700 403  
zack.berman@kirkbydiamond.co.uk

**Restaurants**

- 1. The Ivy
- 2. Megan's
- 3. Wagamama
- 4. Bill's
- 5. Côte Brasserie
- 6. St Michael's Manor

**Drinks**

- 1. Slug & Lettuce
- 2. Punchin' Palooka
- 3. The Verulam Arms
- 4. Mad Squirrel Tap
- 5. The Peahen
- 6. White Hart Tap

**Shopping & Entertainment**

- 1. Christopher Place Shopping Centre
- 2. Anthropologie
- 3. The Maltings Shopping Centre
- 4. Alban Area
- 5. Odyssey Cinema
- 6. Abbey Theatre

[www.clockhousecourt.com](http://www.clockhousecourt.com)

Important Notice: CBRE, Kirkby Diamond and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and CBRE/Kirkby Diamond have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Not to scale – for identification purposes only. March 2023.