

**45**

**GROSVENOR ROAD  
STALBANS**

GRADE A+ TOWN CENTRE OFFICES  
FROM **4,000 - 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

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HRU AIR CONDITIONING



FULLY RAISED  
ACCESS FLOORS



2.7M FLOOR-TO-  
CEILING HEIGHT



NEW SUSPENDED CEILING  
WITH NEW LED LIGHTING  
ON PIR SENSORS

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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

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8 EV CHARGING POINTS



NEW ROOF GARDEN  
WITH OUTDOOR SEATING



**EPC RATING B**

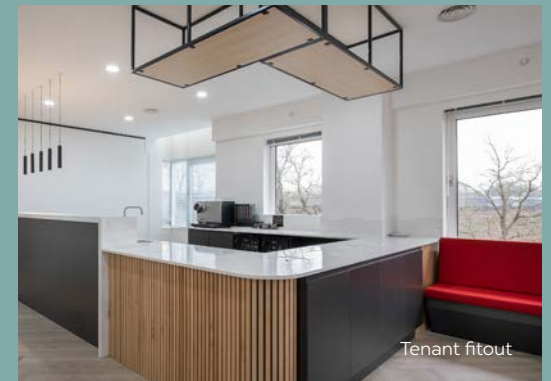
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Tenant fitout



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







# 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>

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



# INDICATIVE SPACE PLANS

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14,958 sq ft  
(1,389 sq m)

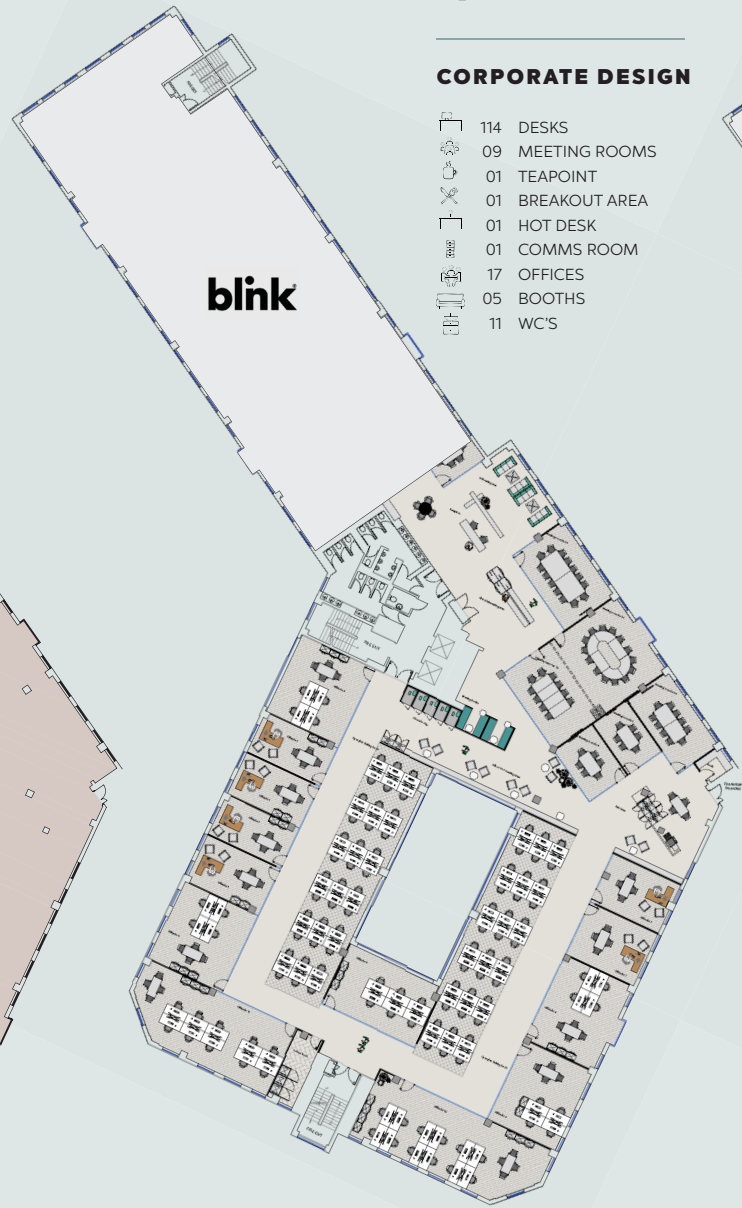


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## CORPORATE DESIGN

- 114 DESKS
- 09 MEETING ROOMS
- 01 TEAPOINT
- 01 BREAKOUT AREA
- 01 HOT DESK
- 01 COMMS ROOM
- 17 OFFICES
- 05 BOOTHS
- 11 WC'S

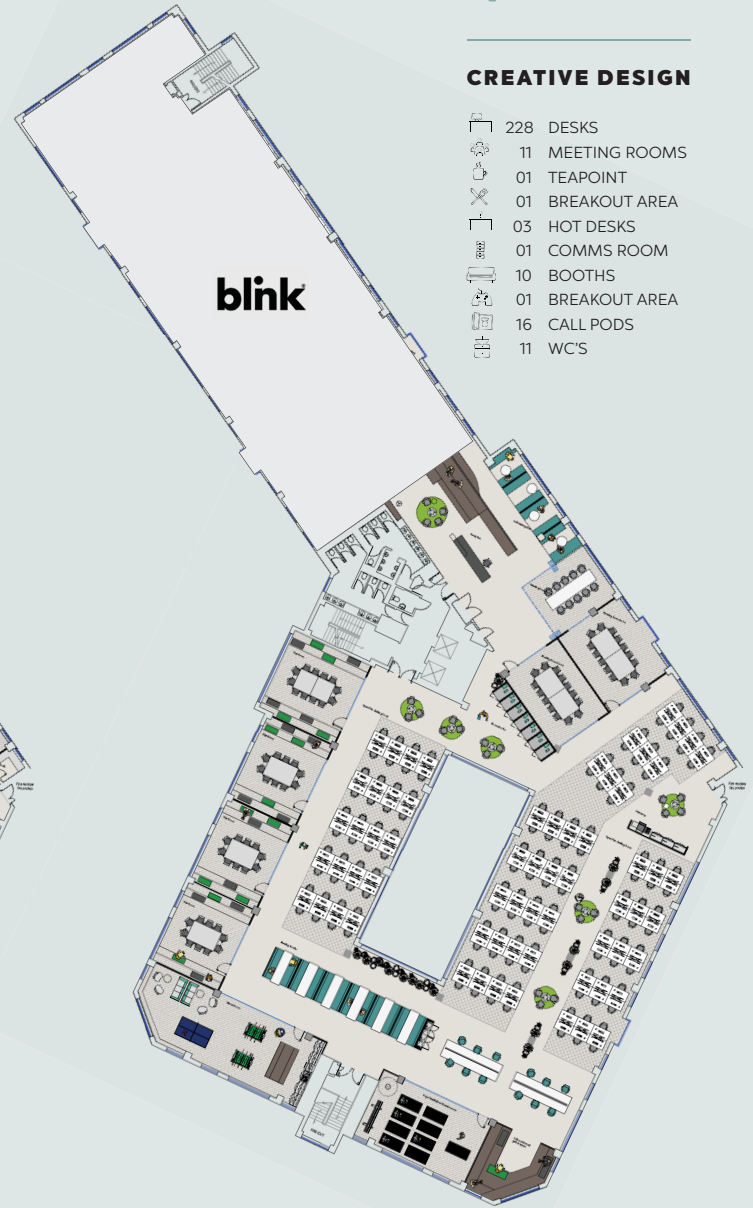


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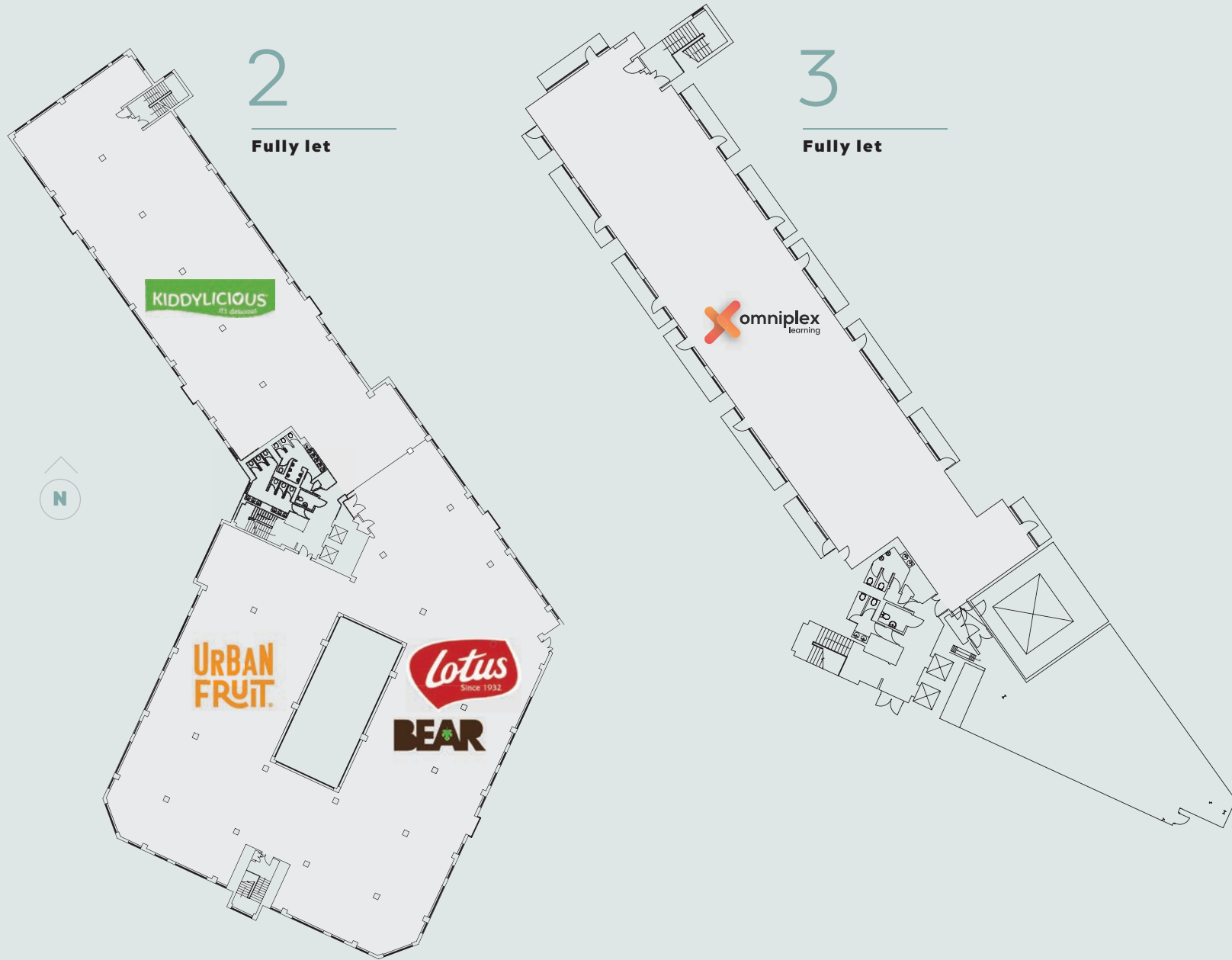
## CREATIVE DESIGN

- 228 DESKS
- 11 MEETING ROOMS
- 01 TEAPOINT
- 01 BREAKOUT AREA
- 03 HOT DESKS
- 01 COMMS ROOM
- 10 BOOTHS
- 01 BREAKOUT AREA
- 16 CALL PODS
- 11 WC'S



blink

# 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)

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



### BY CAR (MINUTES)

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

# 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.





# 45

GROSVENOR ROAD  
ST ALBANS

**45grosvenorroad.com**

### TERMS

Upon application.

### VIEWING

Strictly by appointment through the joint agents.

#### James Shillabeer

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#### Claudio Palmiero

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MISREPRESENTATION ACT 1967: The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. Compiled September 2023.

