

10 bricket road

ST ALBANS ■ AL1 3JX

ONLY
5,858 SQ FT
REMAINING

REDEVELOPED PRIME OFFICE



10 BRICKET ROAD
ST ALBANS

TEN REASONS WHY

10 Bricket Road has undergone a stunning transformation to provide high quality flexible office accommodation, with only 5,858 sq ft remaining and an excellent car parking ratio of 1:593 sq ft.



REDEVELOPED TO THE HIGHEST STANDARDS

The redevelopment of 10 Bricket Road incorporates an enhanced specification resulting in a high-quality and energy efficient building, encompassing national ambitions for sustainable development.

- 1:593 sq ft parking ratio
- 6 Electric vehicle charging points
- Target 'BREEAM Excellent' and EPC 'B'
- Redeveloped office building with additional 3rd floor
- New fully glazed double height reception area
- New and remodelled WCs throughout
- New metal plank suspended ceiling zones
- New LED and feature lighting
- Full access raised floors
- 2 x new 800kg passenger lifts
- New dedicated shower facilities (3 male, 3 female) and 1 DDA shower
- Secure cycle storage
- New VRV air conditioning throughout @ 1:8 sq m occupancy
- Integrated BMS to allow efficient control from a central source
- Secure access control and CCTV



WITH ENHANCED SPECIFICATION

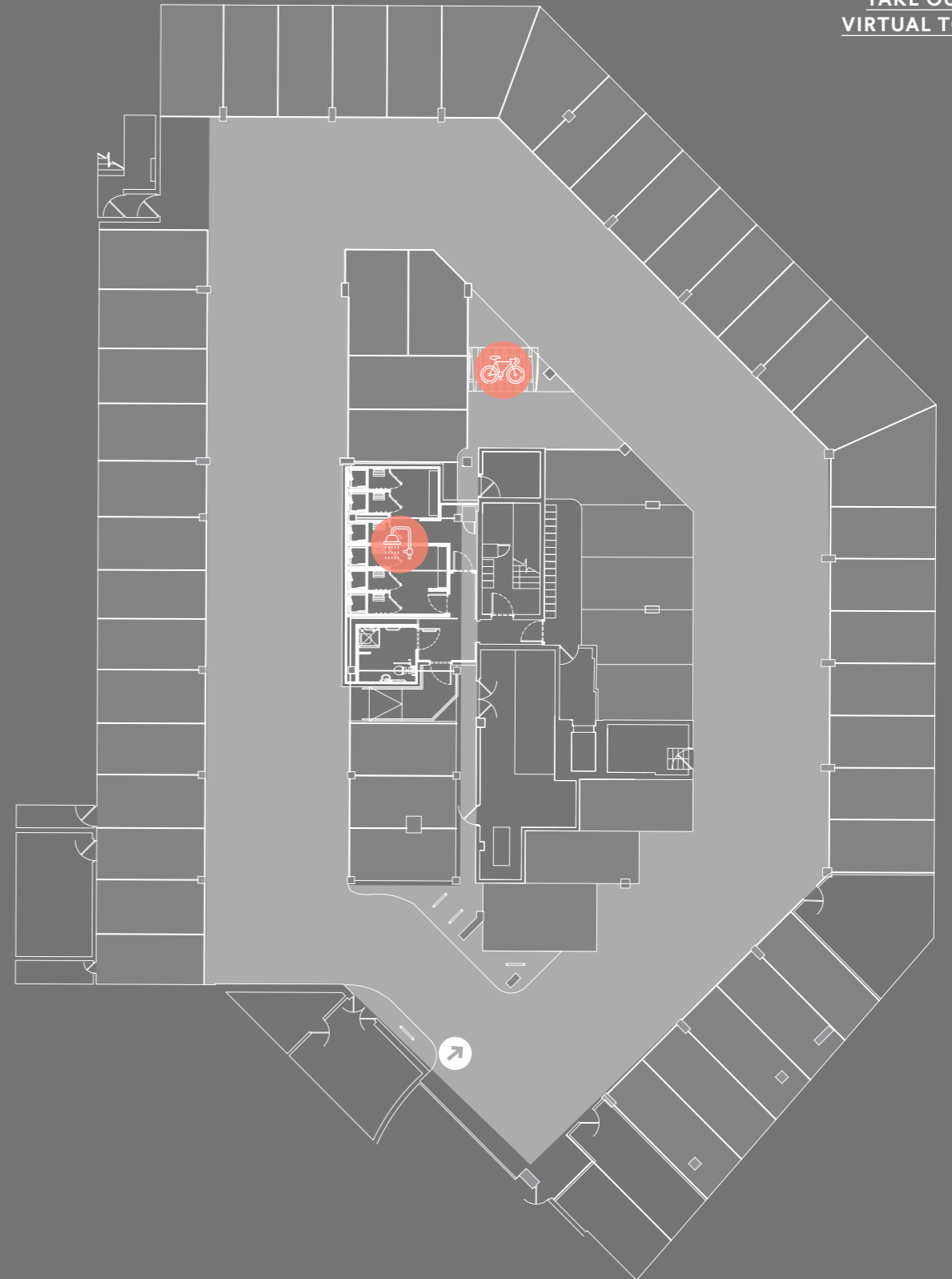


17 GROUND LEVEL PARKING SPACES

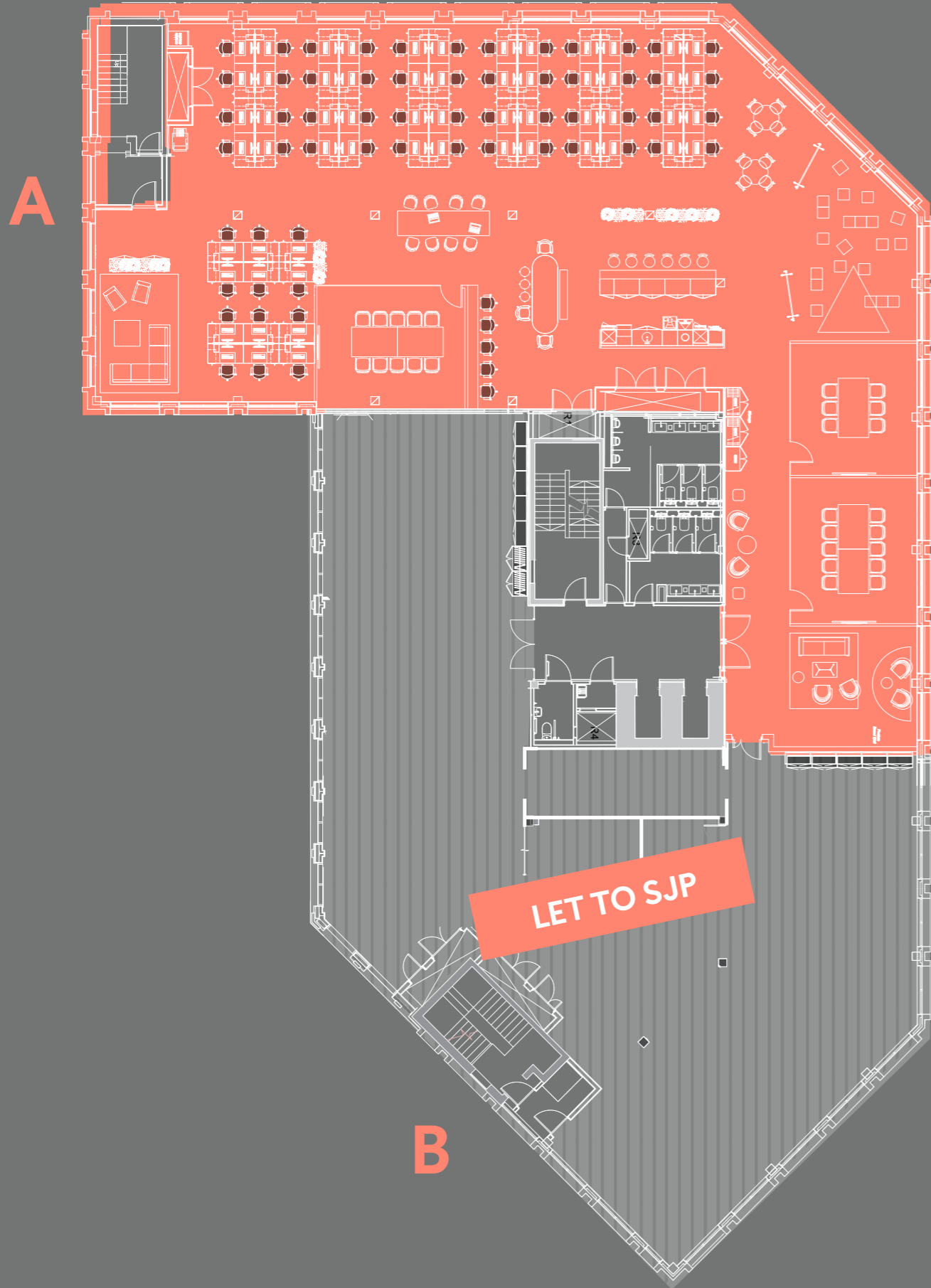
56 BASEMENT LEVEL PARKING SPACES



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AND **1:593**
PARKING RATIO



PART SECOND FLOOR SPACE PLAN

Floor area: 544.2 sq m / 5,858 sq ft

60 desks

3 meeting room accommodating 4-10 people

2 breakout/touchdown areas of varying size

2 focus points

1 tea point

FLOOR AREA	AVAILABILITY
RECEPTION	COMMUNAL
GROUND	LET TO AECOM
FIRST	LET TO AECOM
PART SECOND	LET TO ST JAMES'S PLACE WEALTH MANAGEMENT
PART SECOND	LET TO MOTOR FUEL GROUP
THIRD	LET TO MOTOR FUEL GROUP

CARBON COMPARISON

SPECIFICATION & SUSTAINABILITY

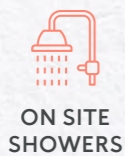
CARBON COMPARISON

The Current Scheme saves ~4990 tCO₂e compared with the current Industry Average for New Build (Modules A1-A5 and C). This is the equivalent to 3787 one-way flights from London to New York; or 1042 average family cars running for 1 year.

The Embodied Carbon of the current scheme was calculated using the Elliott Wood Structural Carbon Tool and compared with two different theoretical New Build Schemes:

1. 2030 LETI Best-In Class
2. Current Industry Average for Commercial New Build

RANK	SCHEME	SCORS RATING & A1-A5 EMISSIONS (kgCO ₂ e/m ²)
1st	Stage 5 - Bricket Road	A+ (97)
2nd	2030 LETI - New Build	C (228)
3rd	Current Avg	G (618)



ON SITE SHOWERS



DAILY MONITORING OF BUILDING DATA



REAL TIME BUILDING ENERGY USAGE



BMI SYSTEM TO MAXIMISE BUILDING EFFICIENCY



DESIGNED TO BREEAM EXCELLENT AND EPC B



ELECTRIC VEHICLE CHARGING



FULLY ELECTRIC BUILDING (NO GAS BOILERS)



OCCUPIER SHOWER AND BIKE STORE FACILITIES



6 ELECTRIC VEHICLE CHARGING POINTS



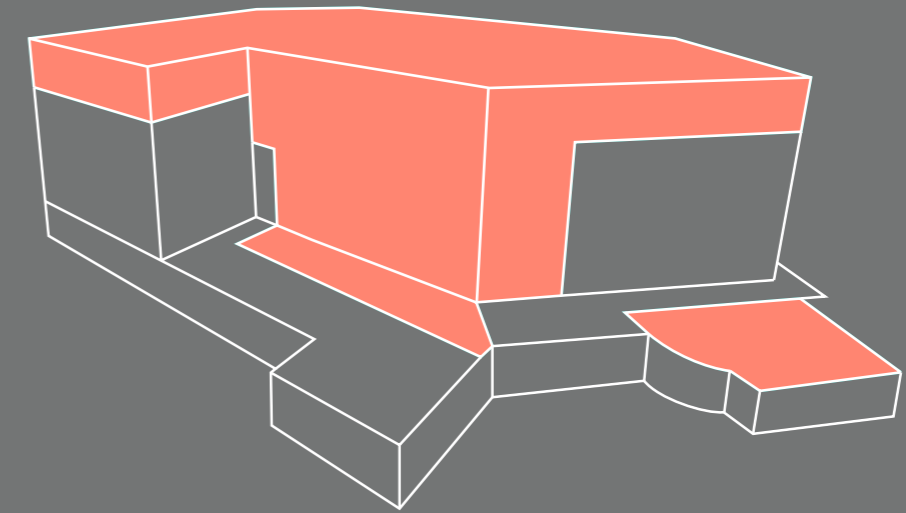
COMMUNAL OUTDOOR AREAS



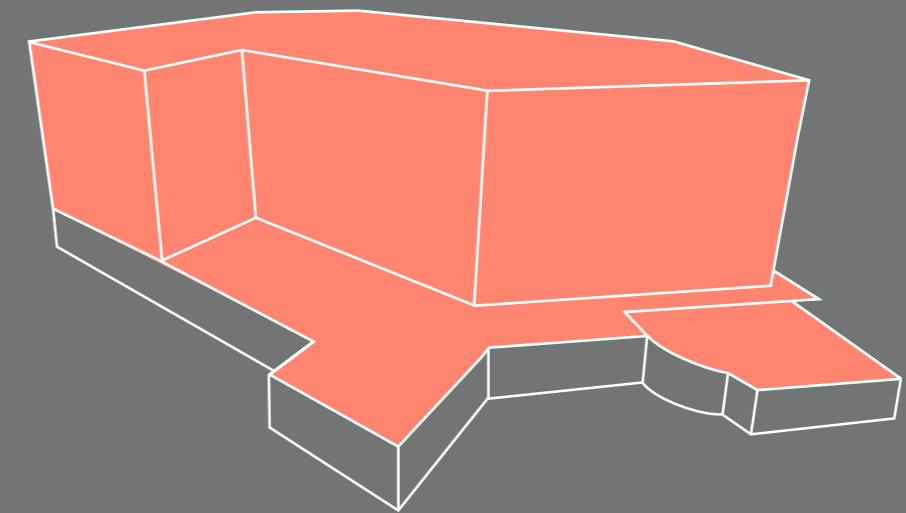
LED LIGHTING WITH PIR SENSOR ACTIVATION

PROPOSED SCHEMES

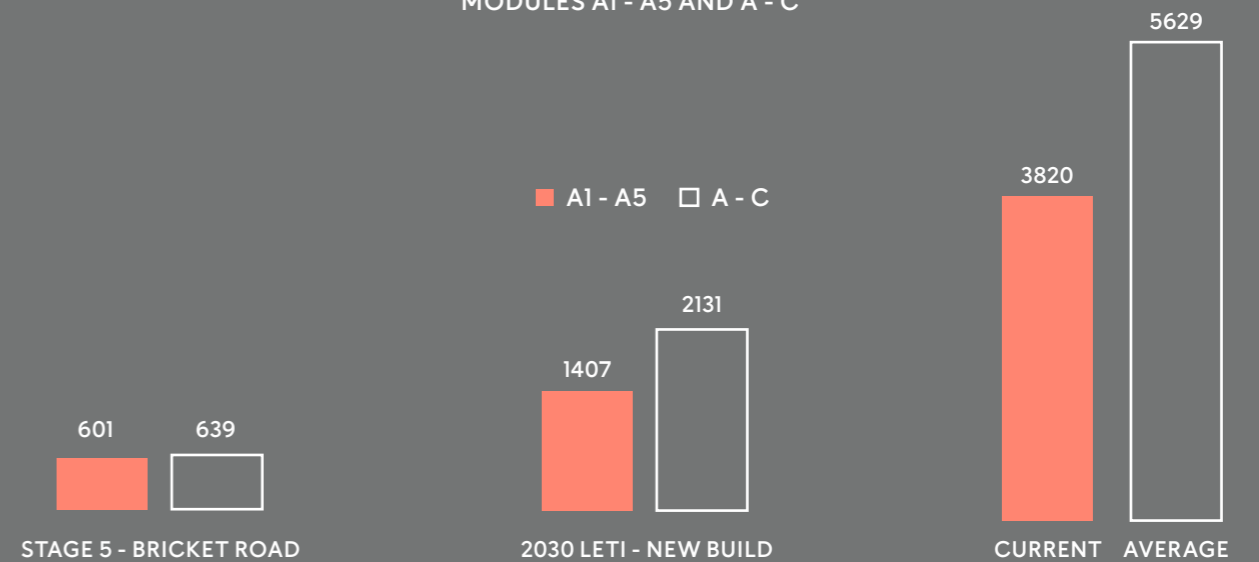
CURRENT SCHEME
Refurbishment & Vertical Extension



NEW-BUILD SCHEME
Alternative Scheme



ESTIMATED EMOIDIED CARBON (TCO₂e)
MODULES A1 - A5 AND A - C

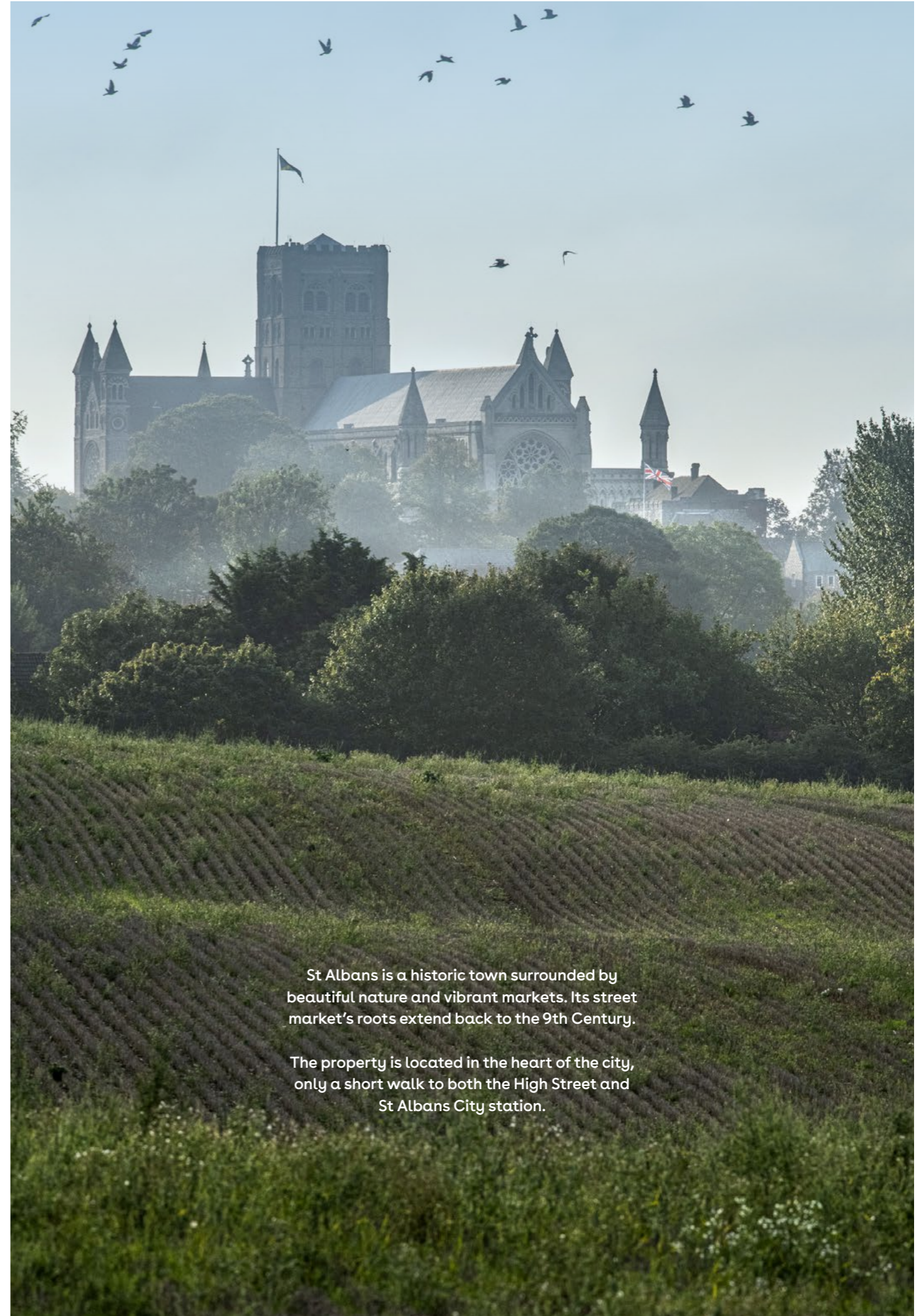






ST ALBANS

IN A HISTORIC CATHEDRAL AND MARKET TOWN



St Albans is a historic town surrounded by beautiful nature and vibrant markets. Its street market's roots extend back to the 9th Century.

The property is located in the heart of the city, only a short walk to both the High Street and St Albans City station.



WITH ENDLESS OPPORTUNITY TO EXPLORE

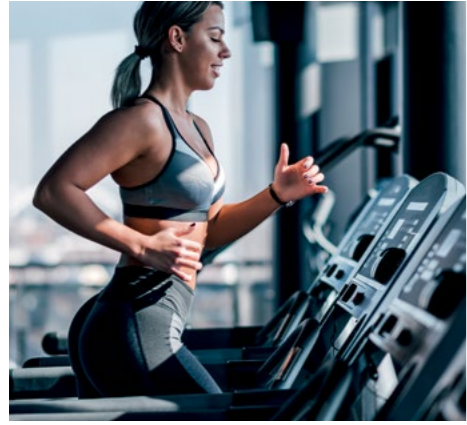
St Albans loves to eat and drink. Global street food on market days. Pints of local ale in gastro pubs. Fine dining in smart restaurants. A thriving café culture wherever you turn. And street festivals with food and drink at their heart.

In St Albans, there are meals for every taste and budget. Fine dining under antique chandeliers, family-friendly fun, flavours from around the world and ingredients gathered from local hedgerows.

& BOUTIQUE SHOPPING ON YOUR DOORSTEP

St Albans has been a shopping destination for hundreds of years. Today, the city is brimming with popular high street names and services with a delightful collection of independent stores and boutiques specialising in jewellery, fashion, beauty, home style and gifts.





LIFESTYLE

PROVIDING PERFECT WORK/LIFE BALANCE

There are multiple leisure centres, swimming ponds and 9 gyms within easy reach as well as the world class golf course at the Centurion Club. The area also benefits from picturesque walks and bike rides.



FOR THE MODERN OFFICE OCCUPIER

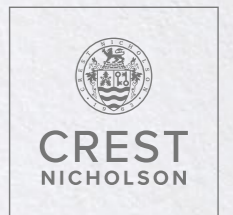
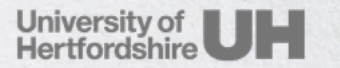
St Albans is an established office market located in the South East just North of the M25 where Q4 2022 take up totalled 809,000 sq ft, which was a 37% increase on the previous quarter. St Albans along with the nearby town of Watford and Hemel Hempstead create a North M25 Office Market. In the nearby markets development pipeline to be delivered within the next 5 years is approximately 550,000 sq ft which highlights the lack of office space in the coming years leading to potential to push on the rents in St Albans.

With prime headline rents in nearby town of Watford achieving £40 psf, 10 Bricket Road is ahead of this market with St Albans headline rents of £42.50 psf being achieved in 10 Bricket Road.

St Albans has excellent supply and demand fundamentals and we are seeing more occupiers looking for the best in class, ESG office buildings to encourage staff to come to the office with their only being 5.8% vacancy rate for New and Grade A Space in the South East. We expect core South East markets to achieve late £40's / £50 psf for the very best space in the coming years.



**WITHIN A
FLOURISHING
COMMUNITY**



A flourishing local economy, St Albans is one of the most vibrant economies in Hertfordshire. It has continued to increase its total gross value added year on year since 2011.

LOCATION

AT THE HEART OF A THRIVING BUSINESS DESTINATION



PARK SECURELY

With 73 secure parking spaces (1:593 sq ft) and superb access to the Junction 21A (9 mins), car use is very well catered for at Ten Bricket Road.

M25 MOTORWAY (21A)	09 MIN
M1 MOTORWAY (J6)	12 MIN
WATFORD	22 MIN
LUTON AIRPORT 150 Destinations	22 MIN
CENTRAL LONDON	44 MIN

A PRIME LOCATION FOR BUSINESS WITH ITS FAST ROAD CONNECTIONS WITH THE MAJOR MOTORWAYS ALL WITHIN A SHORT DRIVE.

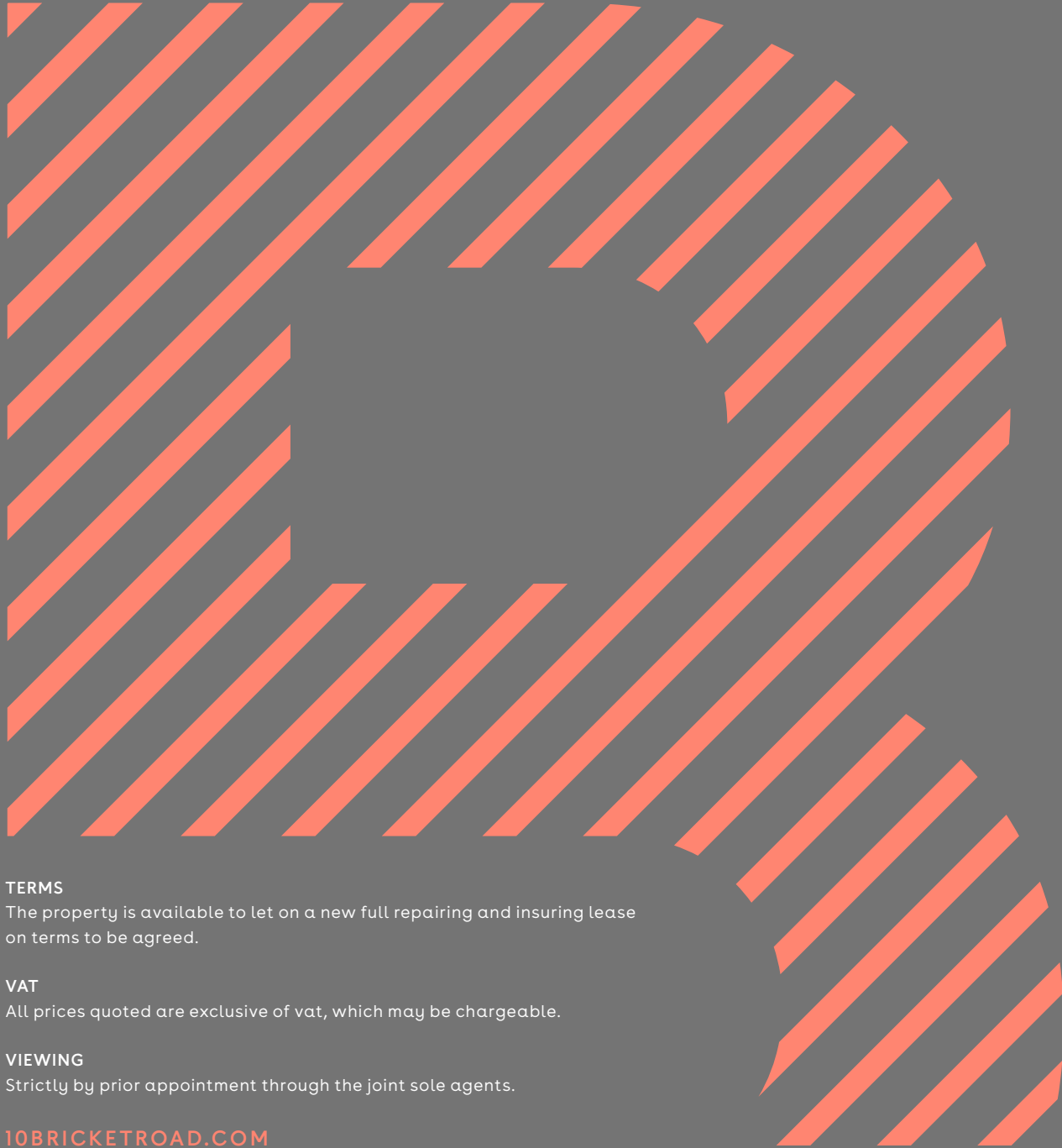
BE AT LONDON ST PANCRAS INTERNATIONAL IN 18 MINUTES

St Albans City rail station is also within a few minutes walk and provides direct access to London St Pancras International in only 18 minutes.

WEST HAMPSTEAD Underground	12 MIN
ST PANCRAS INT'L Eurostar, Underground	18 MIN
FARRINGDON Crossrail, Underground	22 MIN
LUTON AIRPORT 150 destinations	28 MIN
GATWICK AIRPORT 230 destinations	65 MIN

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TERMS

The property is available to let on a new full repairing and insuring lease on terms to be agreed.

VAT

All prices quoted are exclusive of vat, which may be chargeable.

VIEWING

Strictly by prior appointment through the joint sole agents.

10BRICKETROAD.COM



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