



Churchill House

26-30 UPPER MARLBOROUGH RD
ST ALBANS AL1 3UU





Churchill House

Churchill House has undergone a comprehensive refurbishment programme to deliver a bold and contemporary space to work.

The double height reception has been enhanced with a striking new art installation and waiting area. The communal garden has also been landscaped with the inclusion of a state-of-the-art meeting pod

which will provide an ideal space for meetings and relaxation.

Alongside the improvement of the shower and W/C facilities, the part First Floor has also undergone a significant Cat A refurbishment, with new raised access flooring, VRF air conditioning and lighting.



First Floor







Newly refurbished office floor specification



Full access raised floor



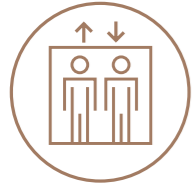
VRF air conditioning



LED lighting



1:229 sq ft car park ratio



2 x 8 person passenger lifts



Refurbished W/C's and showers



Landscaped communal garden with meeting pod



EPC rating B



Local Amenities

St Albans benefits from a variety of excellent restaurants and pubs within the town centre, with fine dining at the Ivy drinks at the many pubs and bars that are on offer including: The Peahen, MUST and The Kings Arms. There is also 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.

Churchill House is well positioned close to several leisure centres, providing swimming pools and gym facilities. Westminster Lodge Leisure Centre and Cotlandwick Leisure Centre are only 8 minutes by car.

St Albans has several green spaces to enjoy such as Verulamium Park (20 minutes walk), Clarence Park (11 minutes walk) and Bernard Heath (15 minutes walk).



Situation

Churchill House is in the heart of the city, within a 5 minute walk of both the High Street and St Albans City station.

Nearby amenities include:

1. The Mermaid
2. Waterend Barn - JD Wetherspoon
3. Slug & Lettuce
4. Tesco Express
5. M&S
6. Pret a Manger
7. Costa Coffee
8. The Ivy
9. Fitness First
10. Peahen
11. Odyssey Cinema





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 in the county of Hertfordshire and the Greater London area. It is strategically located between Junctions 7 and 8 of the M1 Motorway, Junction 22 of the M25 Motorway and Junction 3 of the A1, thereby providing exceptional connectivity to the national road network.

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.

Connectivity	min
CAR	
M25 Motorway (21A)	11
A1(M) J3	13
Hemel Hempstead	14
M1 Motorway (J6)	15
Watford	21
Luton Airport	23
Central London	60
TRAIN (Underground)	
West Hampstead	12
St Pancras Int'l Eurostar	18
Farringdon Crossrail	22
LUTON AIRPORT	28
150 destinations	
GATWICK AIRPORT	65
230 destinations	

Contact the agents for further information



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