

10 bricket road

ST ALBANS ■ AL1 3JX



REDEVELOPED PRIME OFFICE



INDICATIVE CGI

10 BRICKET ROAD
ST ALBANS

TEN REASONS WHY

Ten Bricket Road is undergoing a stunning transformation to provide high quality flexible office accommodation from 9,457 - 42,478 sq ft with 74 secure car parking spaces (1:563 sq ft).

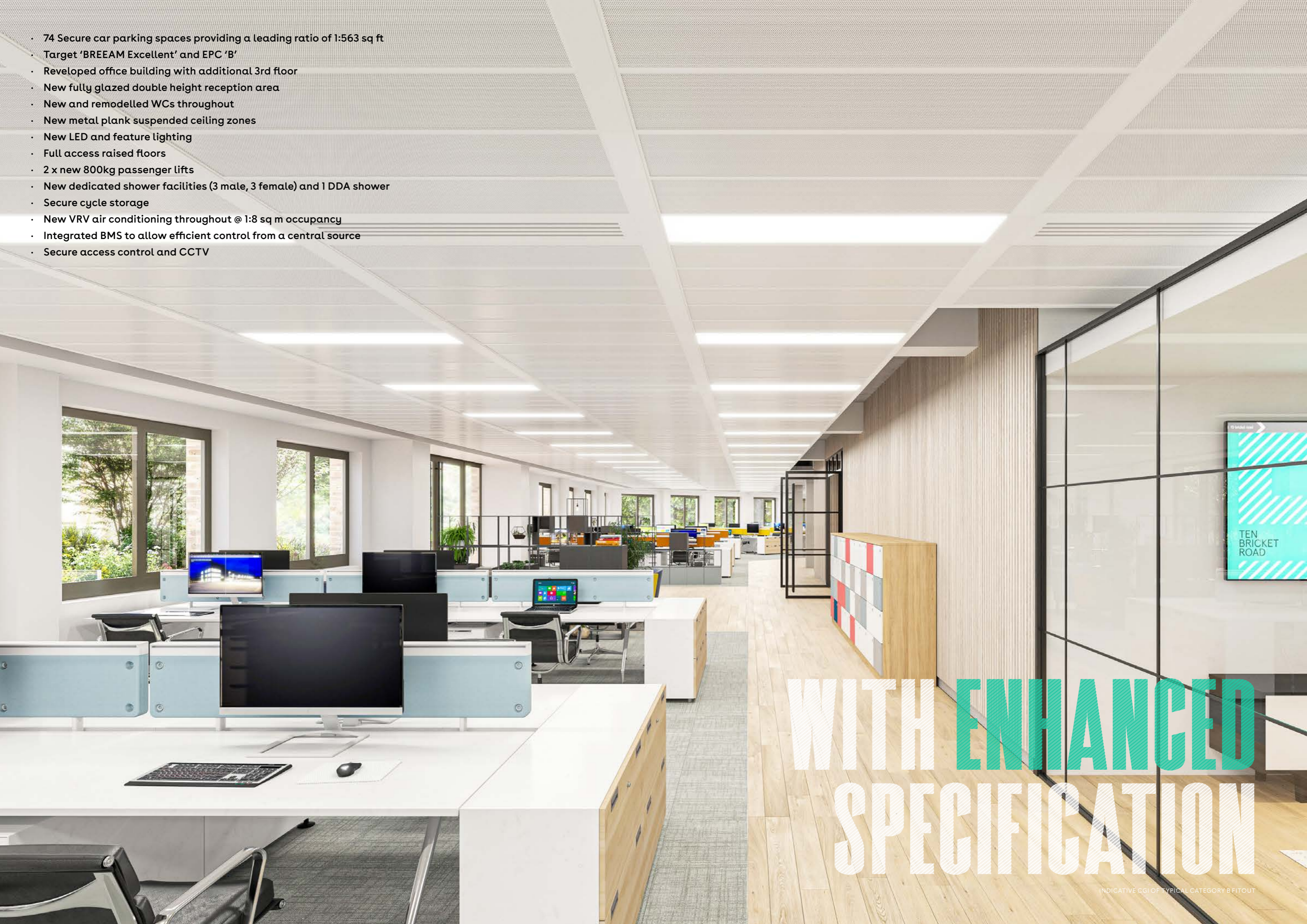


REDEVELOPED
TO THE HIGHEST
STANDARDS



The redeveloped building will incorporate an enhanced specification resulting in a high-quality and energy efficient building, encompassing national ambitions for sustainable development.

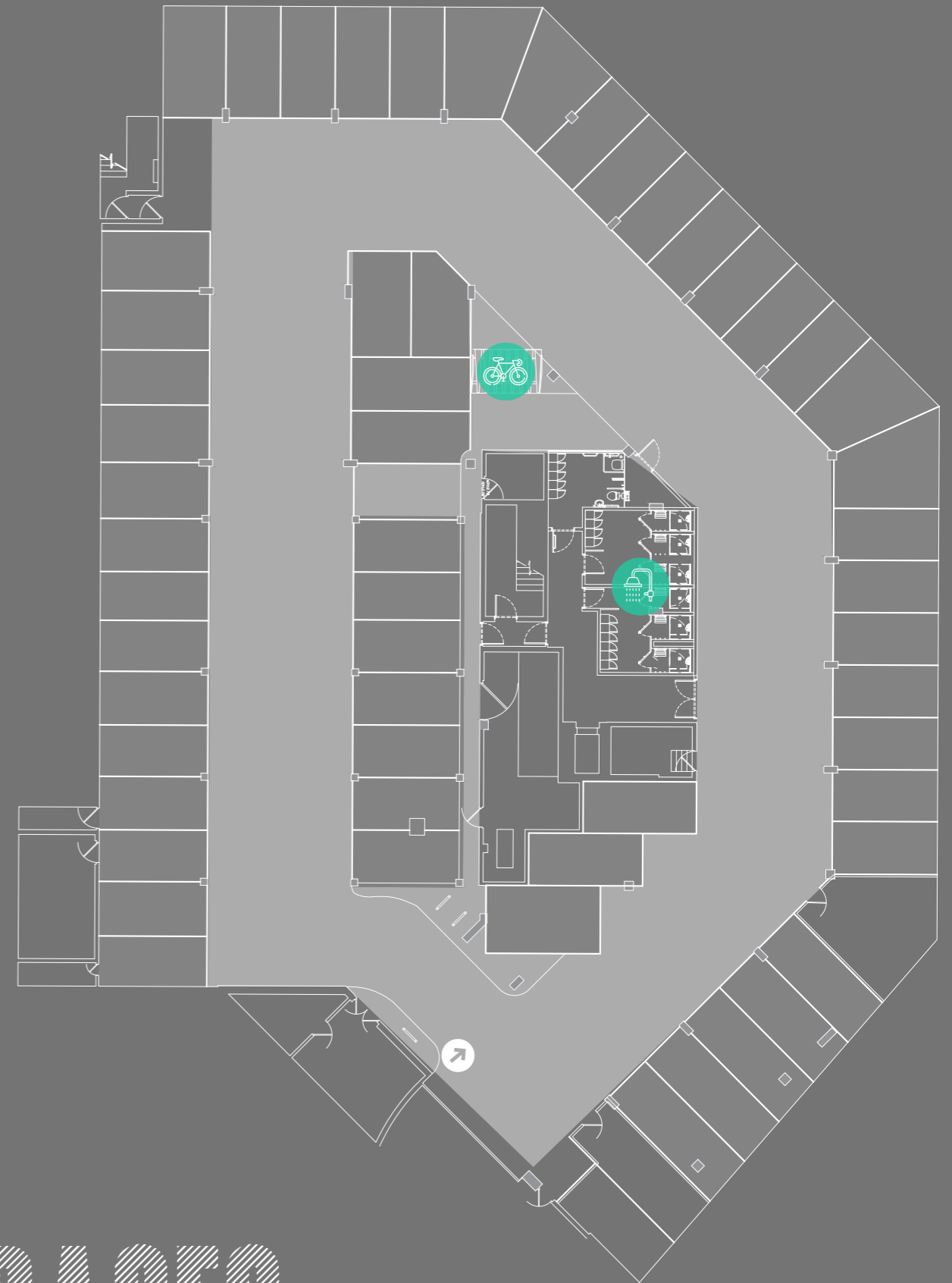
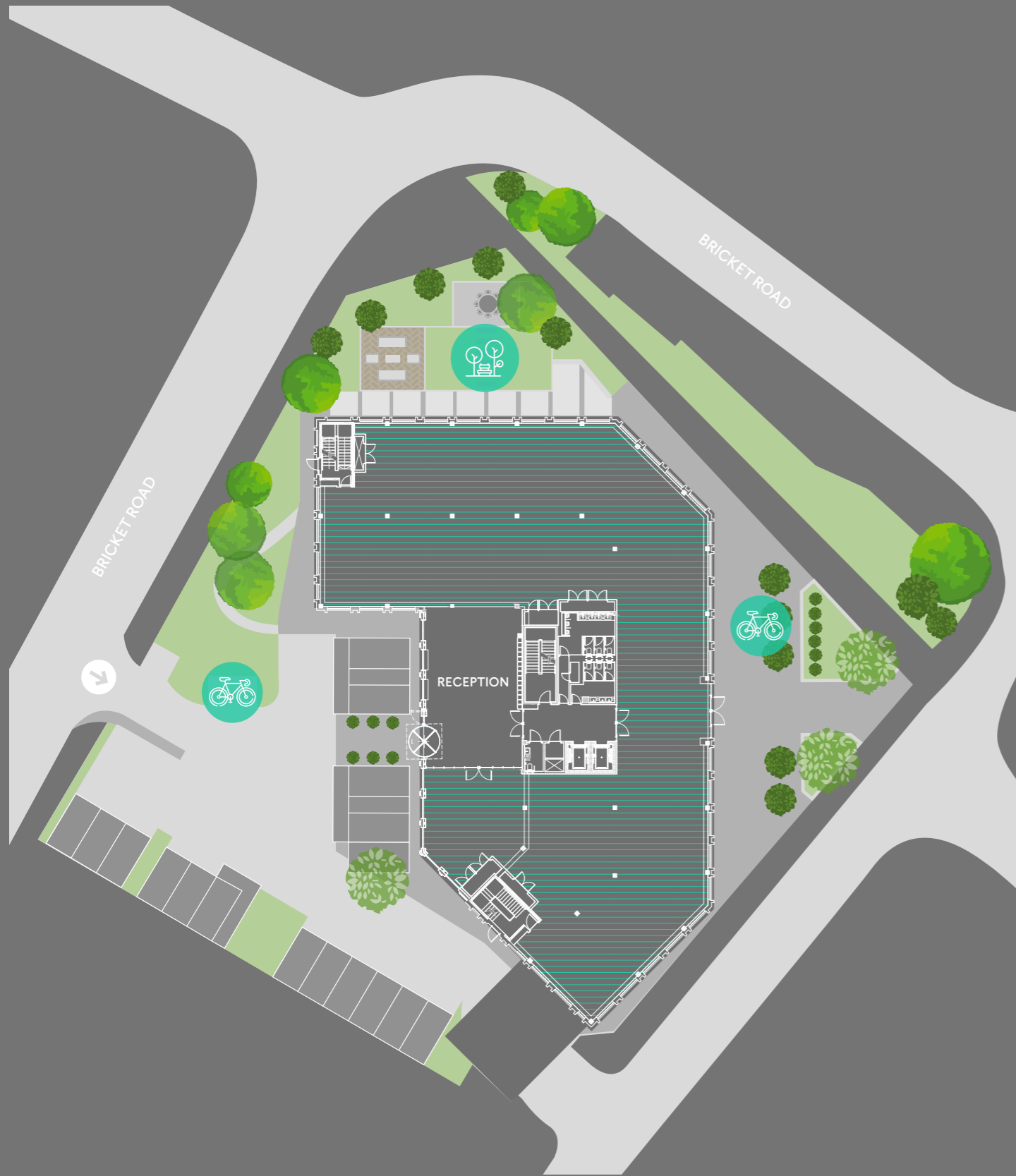
- 74 Secure car parking spaces providing a leading ratio of 1:563 sq ft
- Target 'BREEAM Excellent' and EPC 'B'
- Reveloped office building with additional 3rd floor
- New fully glazed double height reception area
- New and remodelled WCs throughout
- New metal plank suspended ceiling zones
- New LED 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

57 BASEMENT LEVEL PARKING SPACES



AND 74 CAR PARKING SPACES



COMMUNAL
OUTDOOR AREAS



CYCLE
STORES



ON SITE
SHOWERS

FIRST FLOOR

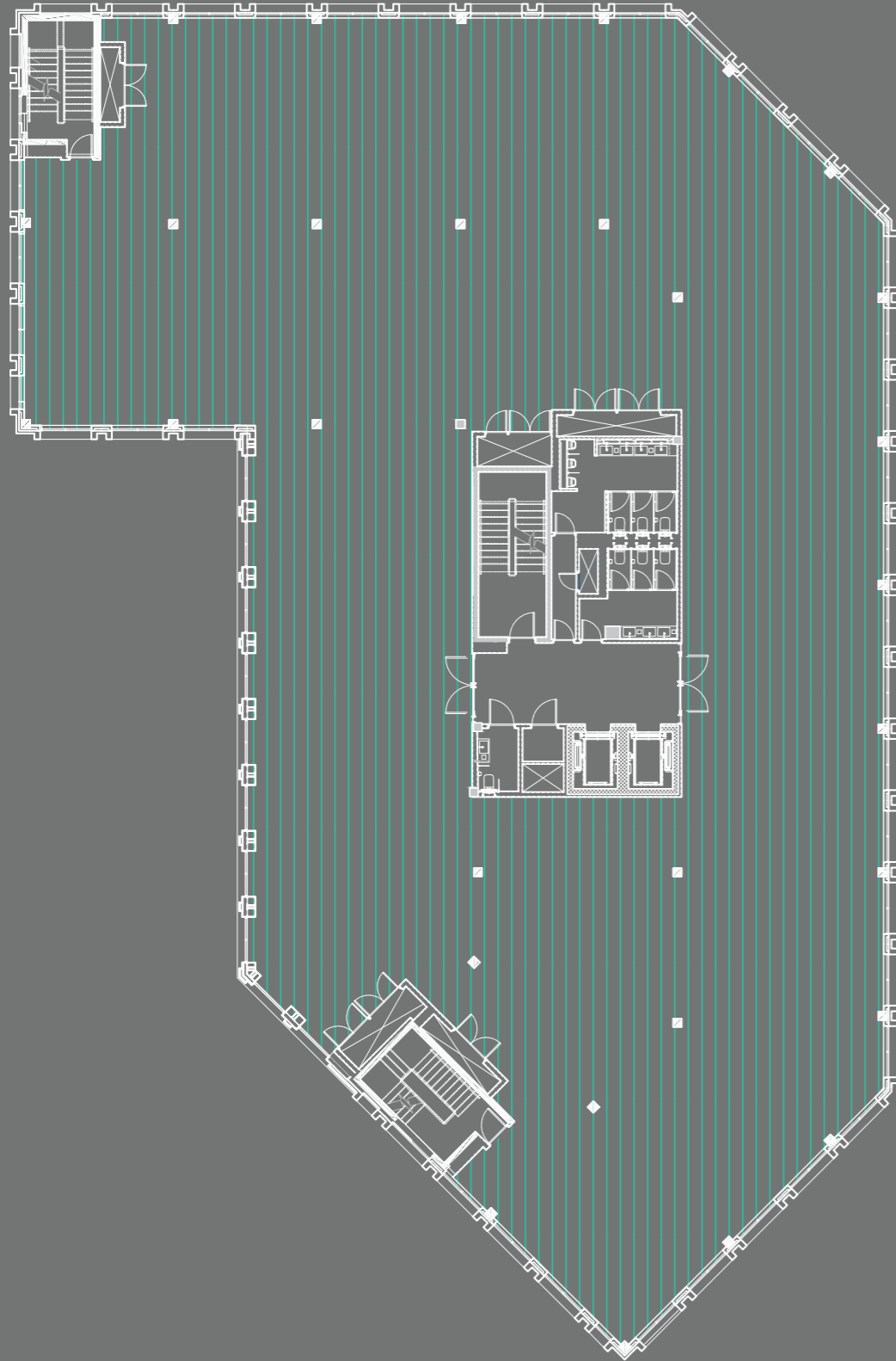


GROUND FLOOR

APPROXIMATE IPMS3 FLOOR AREAS

RECEPTION	127.4 SQ M	1,371 SQ FT
GROUND FLOOR	878.6 SQ M	9,457 SQ FT
FIRST FLOOR	956.7 SQ M	10,298 SQ FT

THIRD FLOOR



SECOND FLOOR

APPROXIMATE IPMS3 FLOOR AREAS

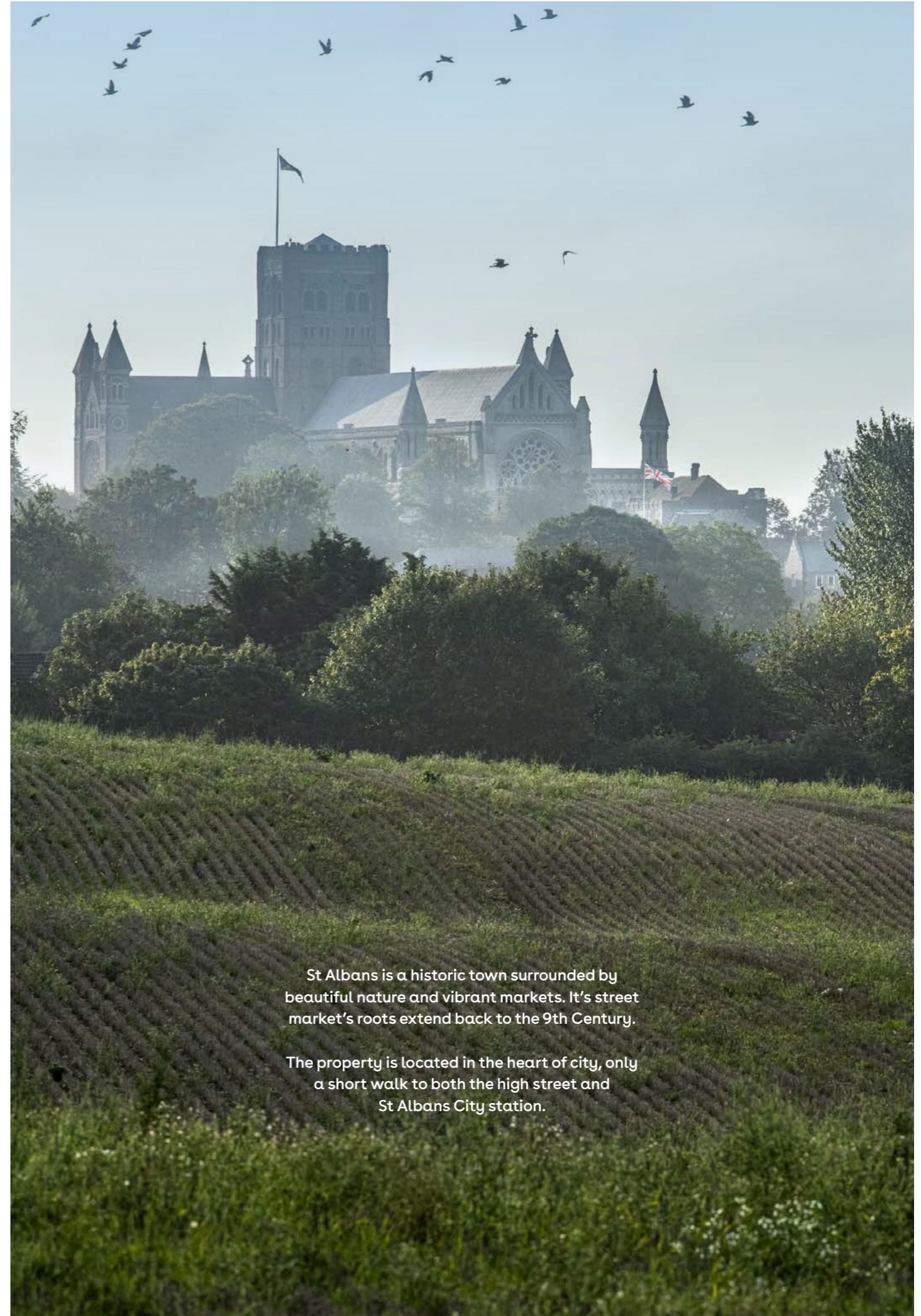
SECOND FLOOR	991 SQ M	10,667 SQ FT
THIRD FLOOR	992.6 SQ M	10,684 SQ FT
TOTAL	3,946.3 SQ M	42,478 SQ FT





ST ALBANS

IN A HISTORIC CATHEDRAL AND MARKET TOWN



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

The property is located in the heart of 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.

8 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.





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

Businesses are recognising that their office is now far more than a cost, more than simply bricks and mortar.

Choosing the right office can support talent attraction and retention; can portray company culture and brand; or embody and facilitate wider business initiatives such as the evermore important CSR agenda.

In order to achieve these strategic aims businesses are taking flight to quality and amenity rich office buildings. Such offices enable employees to innovate through collaboration. They provide

space - both inside and outside - that offer not just a working environment but also a positive workplace experience. They are highly serviced, allowing staff to be productive whilst being looked after.

They are spaces which support people's physical and mental wellbeing. They are spaces that are compelling to staff. Spaces that give people reason to invest financially and psychologically in their commute. Spaces that create a sense of belonging and connection. Spaces that are the antidote to the isolation of working from home.



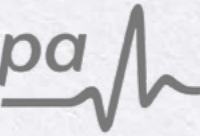
**WITHIN A
FLOURISHING
COMMUNITY**

HSBC 

AON

University of Hertfordshire **UH**

 **bam**

Bupa 

NHS
Hertfordshire
Partnership University
NHS Foundation Trust

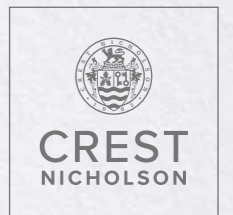


 **PREMIER
FOODS**

SKECHERS

bre

LUXOTICA



**BURTON'S
BISCUIT CO**



Deloitte.

AECOM

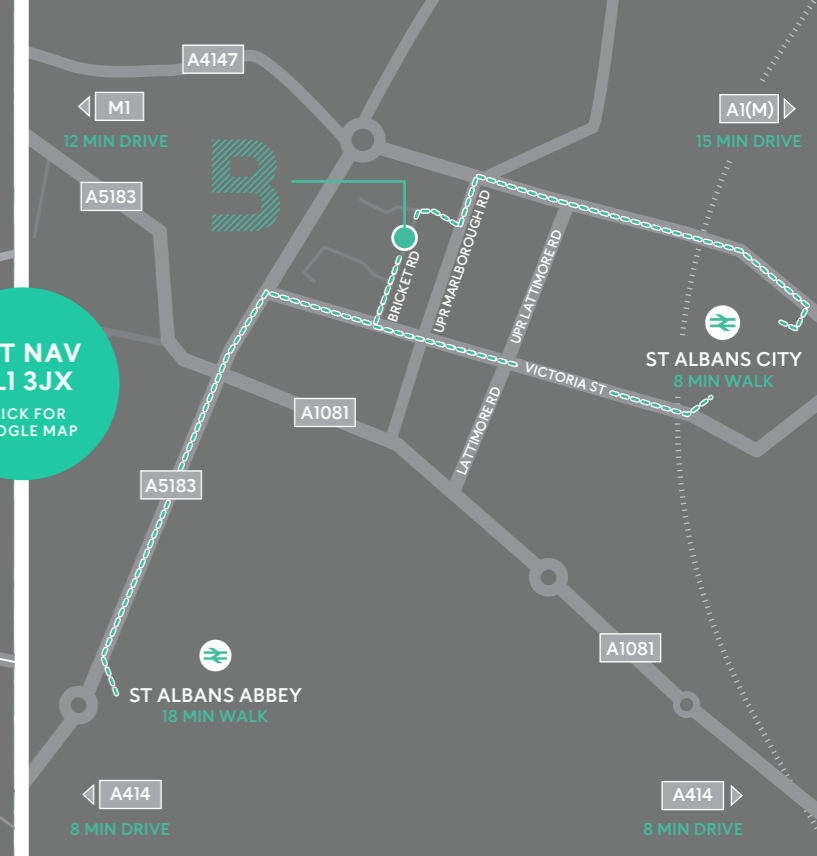
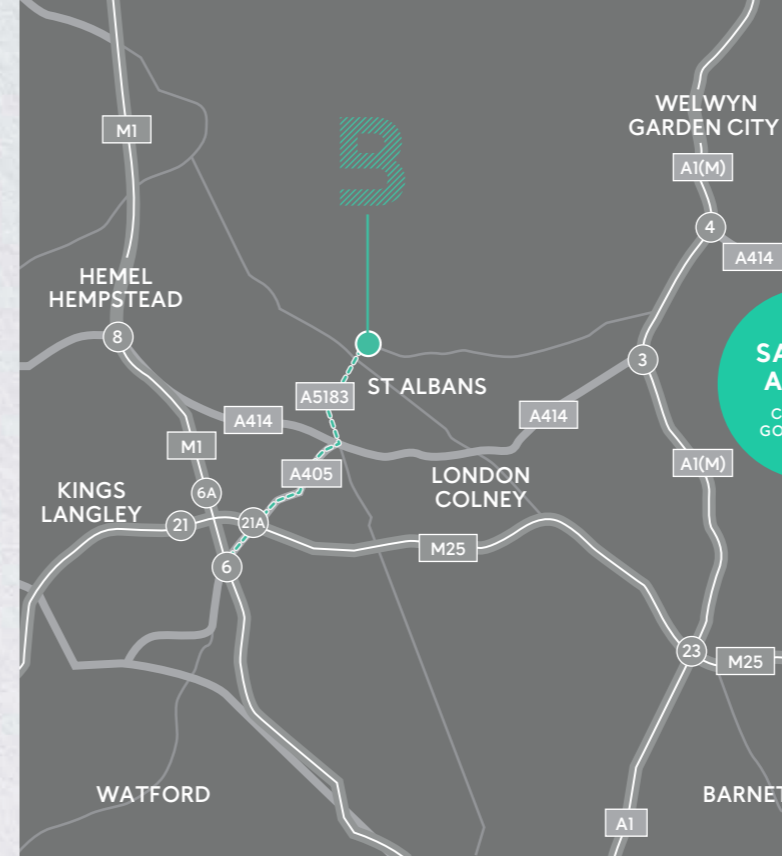
RICOH



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 74 secure parking spaces (1:563 sq ft) and superb access to the Junction 22 of the M25, (12 minutes) 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 IT'S FAST
ROAD CONNECTIONS WITH
THE MAJOR MOTORWAYS ALL
WITHIN A SHORT DRIVE.

BE AT LONDON ST PANCRAS INTERNATIONAL IN 18 MINUTES

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

WEST HAMSPTEAD 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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