

45

**GROSVENOR ROAD
ST ALBANS AL1 3AW**

**FITTED
&
FLEXIBLE**

FITTED SUITES
FROM **3,000 SQ FT**

Info@45flex.com
www.45flex.com

HIGH LIFE

Meet or take time out in our new communal roof garden.



HIGH QUALITY



HRU AIR CONDITIONING



FULLY RAISED
ACCESS FLOORS



2.7M FLOOR-TO-
CEILING HEIGHT



NEW SUSPENDED CEILINGS
WITH NEW LED LIGHTING
ON PIR SENSORS



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



8 EV CHARGING POINTS



NEW ROOF GARDEN
WITH OUTDOOR SEATING



EPC RATING B



SPACE TO SUIT YOUR REQUIREMENTS







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.



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

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Broker fees paid

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