

### 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.

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## **HIGH QUALITY**













### SPACE TO SUIT YOUR REQUIREMENTS

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#### 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.







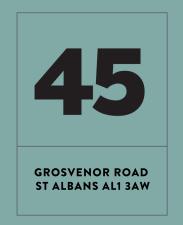
#### **TRAVEL WISE** FAST CONNECTIONS TO CENTRAL LONDON & THE SURROUNDING AREAS.

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.







Broker fees paid

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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.