

CENTRIUM ONE GRIFFITHS WAY ST ALBANS

AL1 2RD

bf

brasierfreeth.com

Grade A Office Suite - To Let - 3,506 Sq.ft (325.70 Sq.m)

CENTRIUM ONE ST ALBANS

AL1 2RD

Office Suite
TO LET

KEY DETAILS

- Comprehensively refurbished
- Double height reception
- Air conditioning
- Double glazing
- WC's on all floors
- 13 allocated parking spaces
- Energy saving LED lighting
- Shower facility
- 2 passenger lifts
- Full access raised floor

AMENITIES



ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
1 st floor	325.70	3,506

This floor area is approximate and has been calculated on a net internal basis.

DESCRIPTION

The available accommodation comprises a suite on the first floor arranged in a predominantly open plan fashion, but also featuring three private offices and a kitchen/break-out area. The suite presents particularly well and also benefits from excellent natural light.

An adjacent suite of c.2,000 Sq.ft is also available and could potentially be combined to create an area of c.5,500 Sq.ft.



CENTRIUM ONE ST ALBANS

AL1 2RD

Office Suite

TO LET

LOCATION




Centrium is prominently situated at the foot of St Stephens Hill just half a mile south of the City centre.

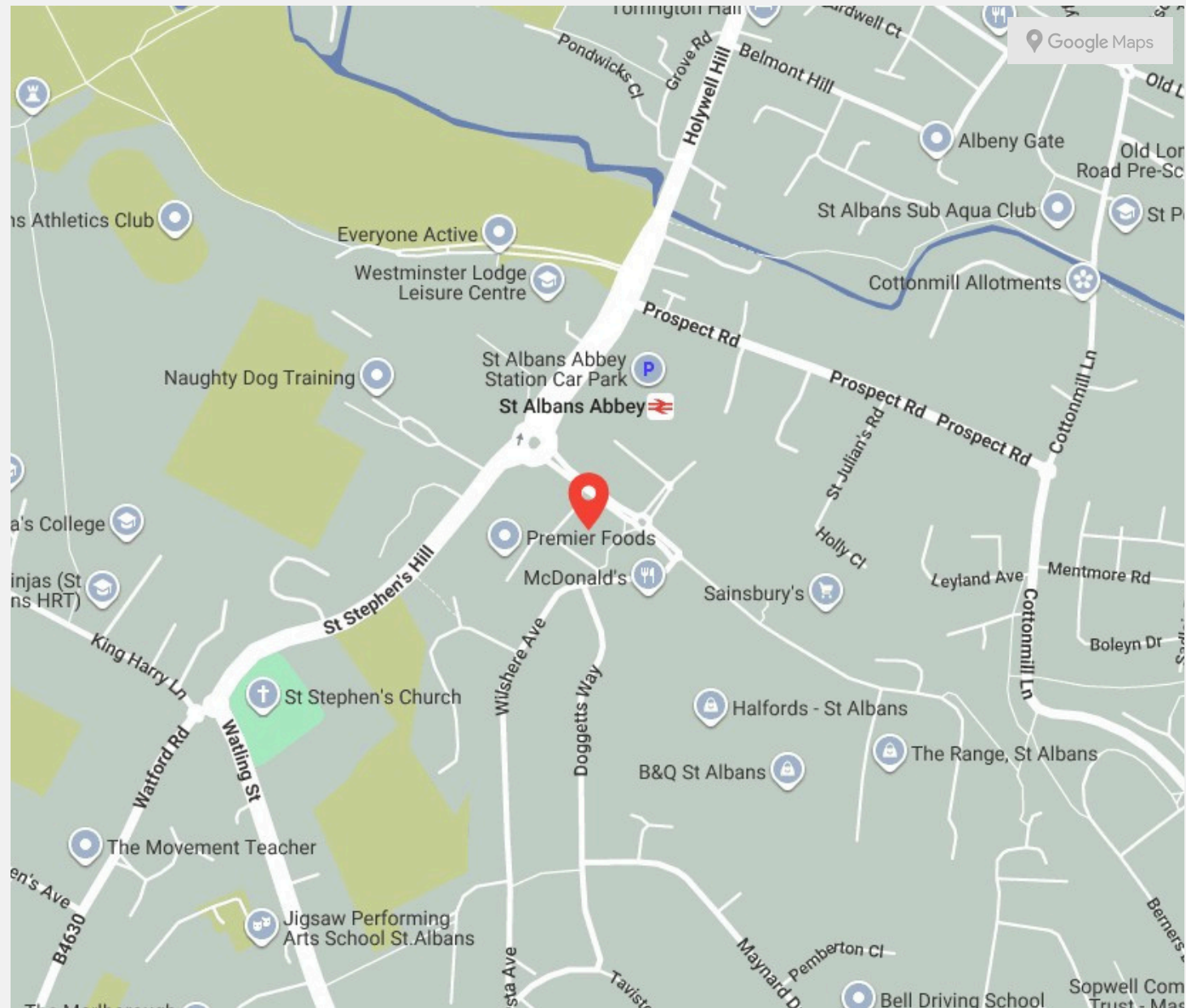
St Albans train station is circa 1 mile distant from where the Thameslink offers a frequent service to London St Pancras International, with a fastest journey time of only 19 minutes. There are further direct connections to Gatwick and Luton airports.

St Albans Abbey station is also situated immediately adjacent to the park offering a convenient local service to Watford Junction, with a journey time of 16 minutes.

Road communications are excellent with the M1 J8 (5 miles) and M25 J21 (2.5 miles) motorways both within a short drive.

TRANSPORT

-  M1 (Junction 8) - 5 miles
-  M25 (Junction 21) - 2.5 miles
-  St Albans Train Station - c.1 mile



TERMS

The suite is held on a lease for a term of 10 years from 18th February 2022, with a rent review and tenants option to break in August 2027.

RENT

£119,000 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £115,000. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, St Albans City & District Council - 01727 866100.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of D 89. Details available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



CONTACT

GET IN TOUCH

Graham Ricketts

07841 235185

graham.ricketts@brasierfreeth.com

Elliot Fletcher

07523 801153

elliot.fletcher@brasierfreeth.com

Brasier Freeth LLP

enquiries@brasierfreeth.com

Joint Agency, Vail Williams

Charlie Nicholson

07769 675680 cnicholson@vailwilliams.com

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.