



VERULAM POINT

ST ALBANS AL1 5HE

PRIME OFFICE BUILDING TO LET
7,921 - 40,053 SQ FT (736-3,721 SQ M)

VERULAMPOINT.COM

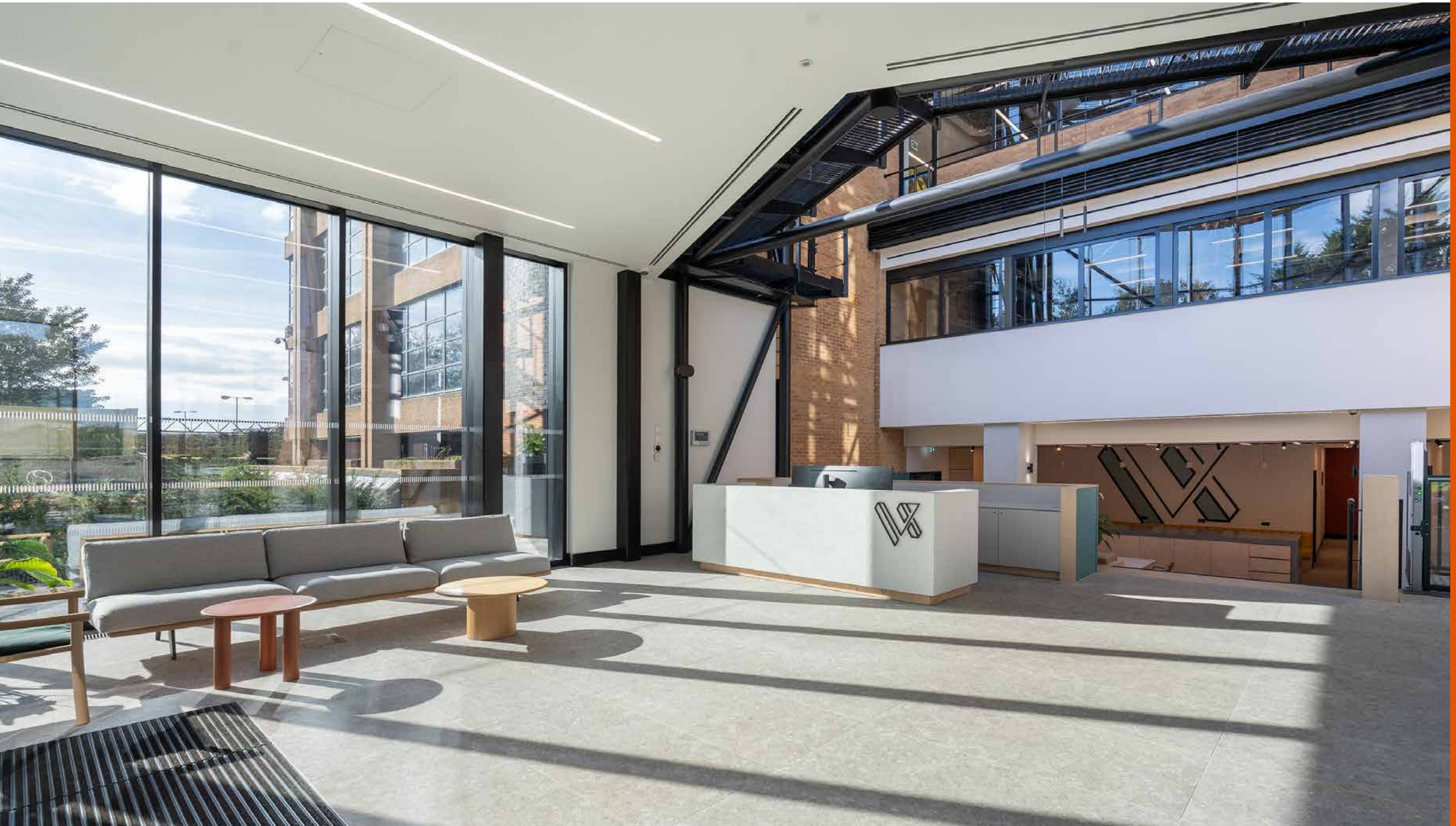


VERULAM POINT
STATION WAY • ST ALBANS AL1 5HE

VERULAM POINT IS LOCATED IN THE HEART OF ST ALBANS, DIRECTLY OPPOSITE THE ST ALBANS CITY RAILWAY STATION AND WITH A SUPERB ONSITE PARKING PROVISION. THIS HEADQUARTERS OFFICE BUILDING PROVIDES 4 FLOORS OF HIGH QUALITY CONTEMPORARY OFFICES WITH CURRENT AVAILABILITY ON THE PART 1ST, 2ND AND 3RD FLOORS.







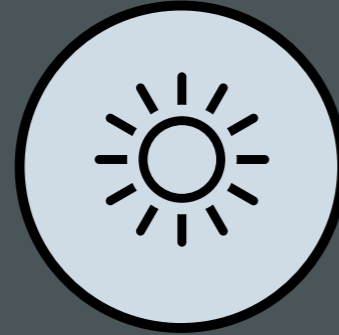




SUSTAINABILITY & WELLBEING



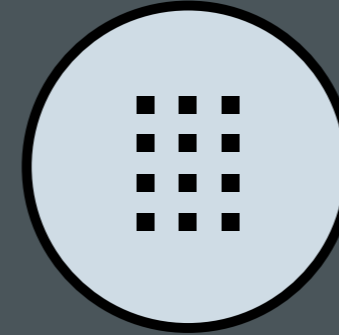
Recycled 100% of the stripped out materials



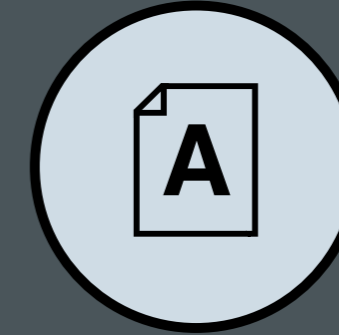
Solar panels on the roof



New M&E split systems for greater flexibility & efficiency



Daylight dimming lighting



EPC 'A' rating



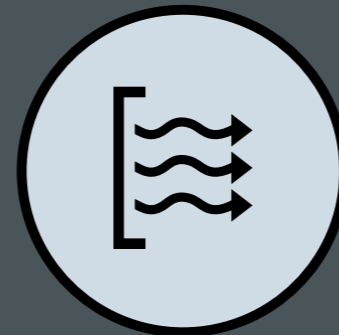
Re-use of 90% of the building fabric



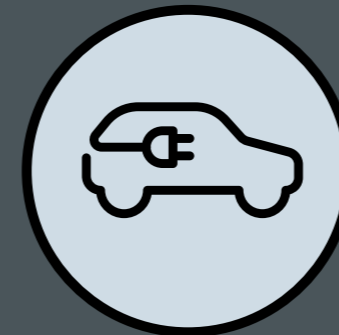
Sub meters on power and water



Water efficient sanitary appliances



Heat recovery VRF plant for heating and cooling



6 x Easee 7kwh Charging Bays

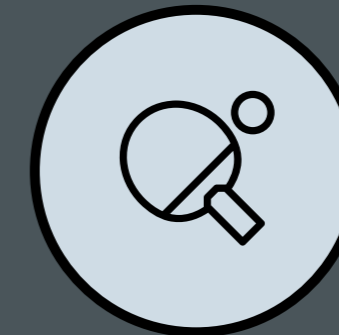


Table tennis table



2 beehives





DESCRIPTION

Verulam Point is a well positioned headquarters office building which has undergone an extensive refurbishment of the common areas and the part 1st, 2nd and 3rd floors.



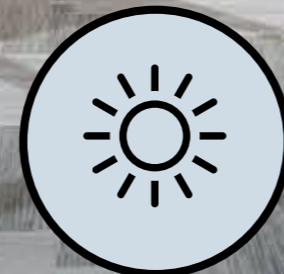
VRF Air Conditioning System



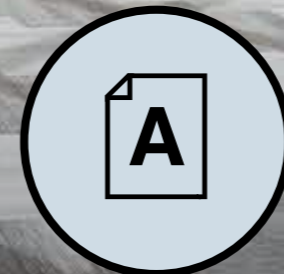
Suspended Ceilings with LED Lighting



Fully Accessible Raised Floors



Excellent Natural Light



EPC 'A' Rating



2 x 8 Person Passenger Lifts & 2 Goods Lifts



On site Security, Building Manager & CCTV



Excellent Parking Ratio 1: 320 sq ft



Cycle Storage & Bike Repair Station



Visitor WiFi



Tea & Coffee Facilities



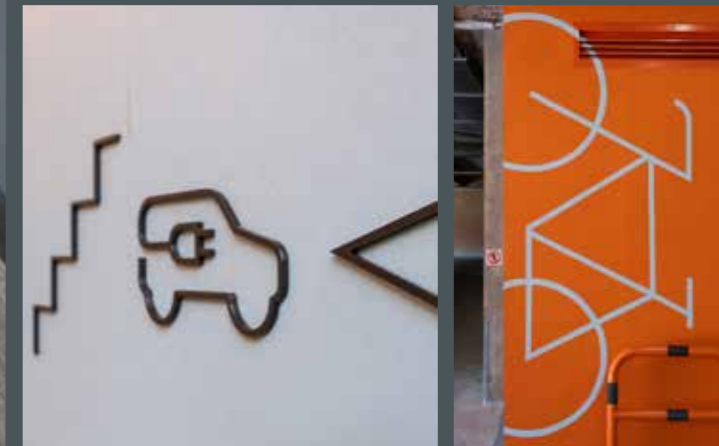
6 x Easee 7kwh Charging Bays



5 x Accessible Showers, Changing & Locker Facilities



Courtyard on 1st Floor



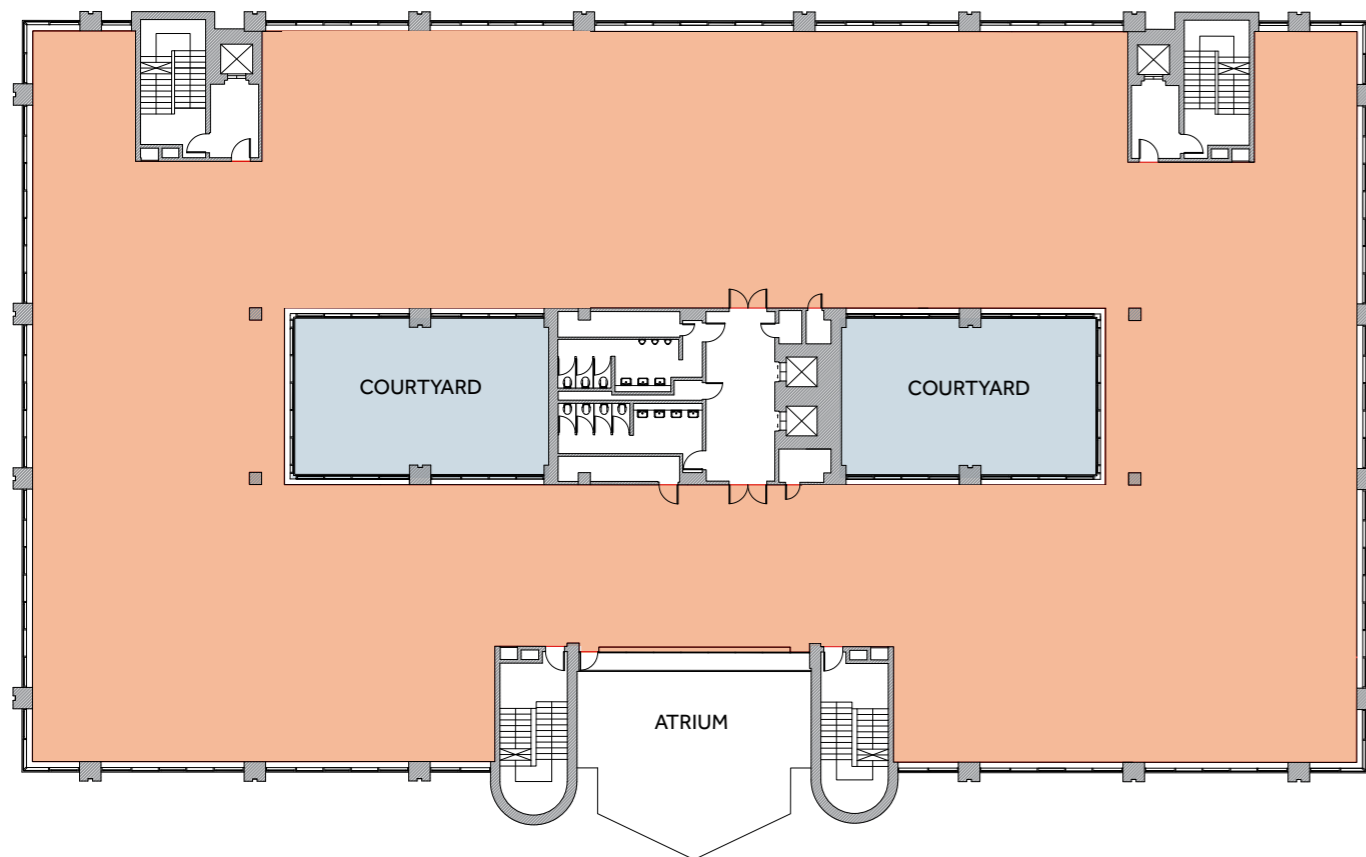


AVAILABILITY

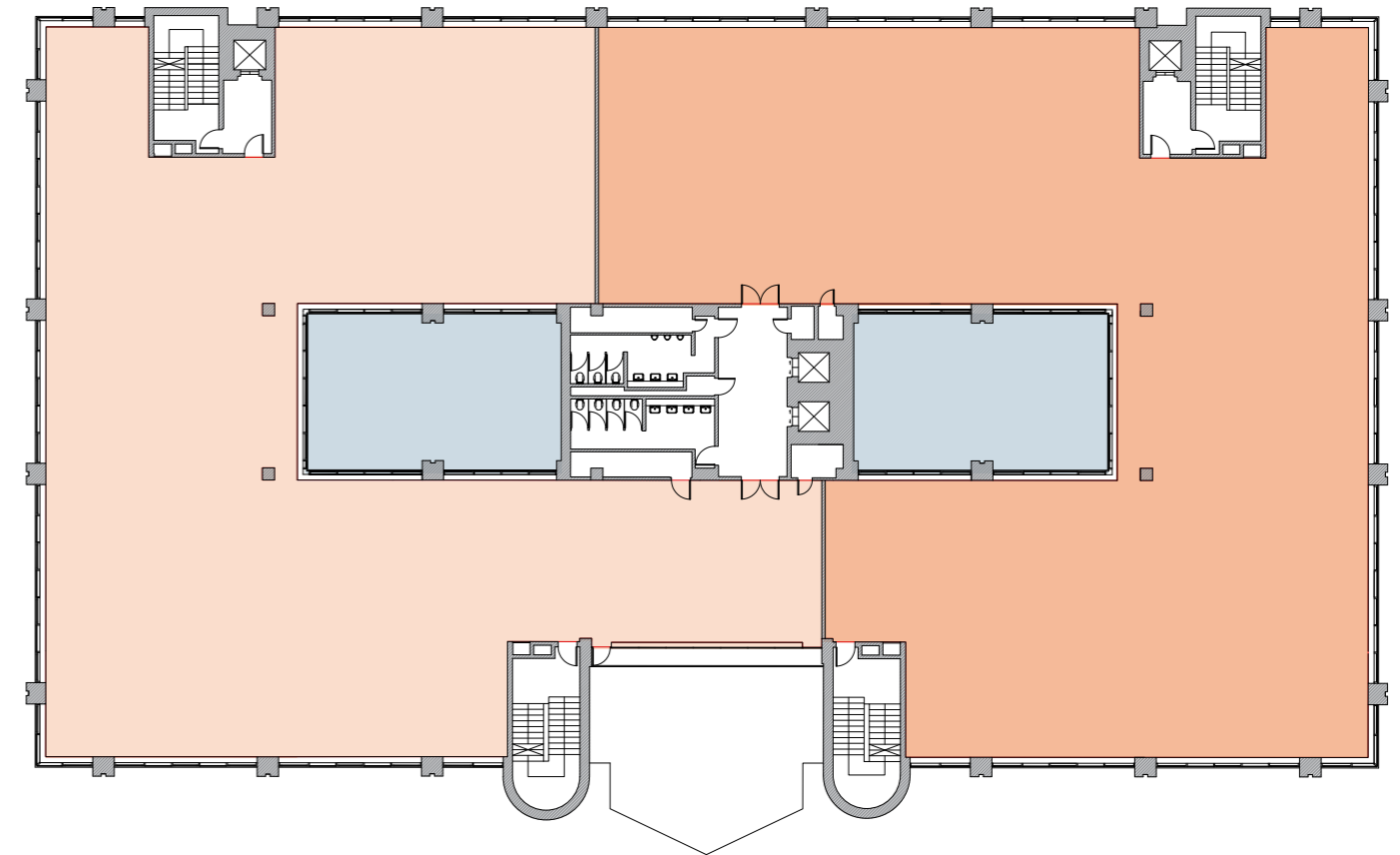
Floor (approx IPMS3)	sq m	sq ft
Third	1,492.5	16,065
Second	1,492.5	16,065
Part First	736.0	7,923
Total	3,721.0	40,053

AVAILABLE IN SUITES FROM
7,923 - 40,053 SQ FT (736-3,721 SQ M)

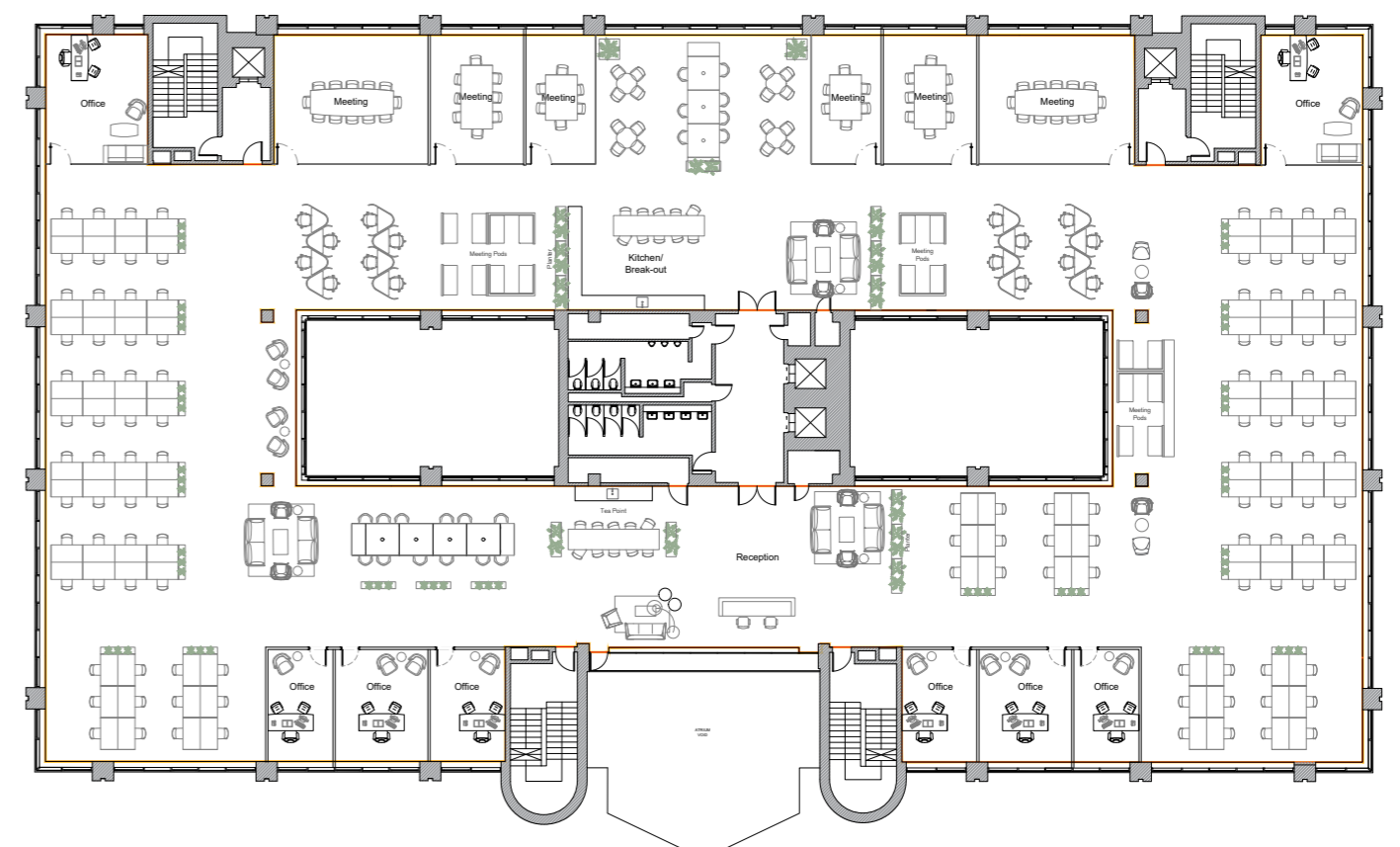
Typical floor plan



Typical split floor plan



Space plan layout



Number of meeting rooms: 6
Number of offices: 8
Informal meeting spaces: 11
Number of people/ Desks shown: 140
Density: 1 person per 10.1sqm



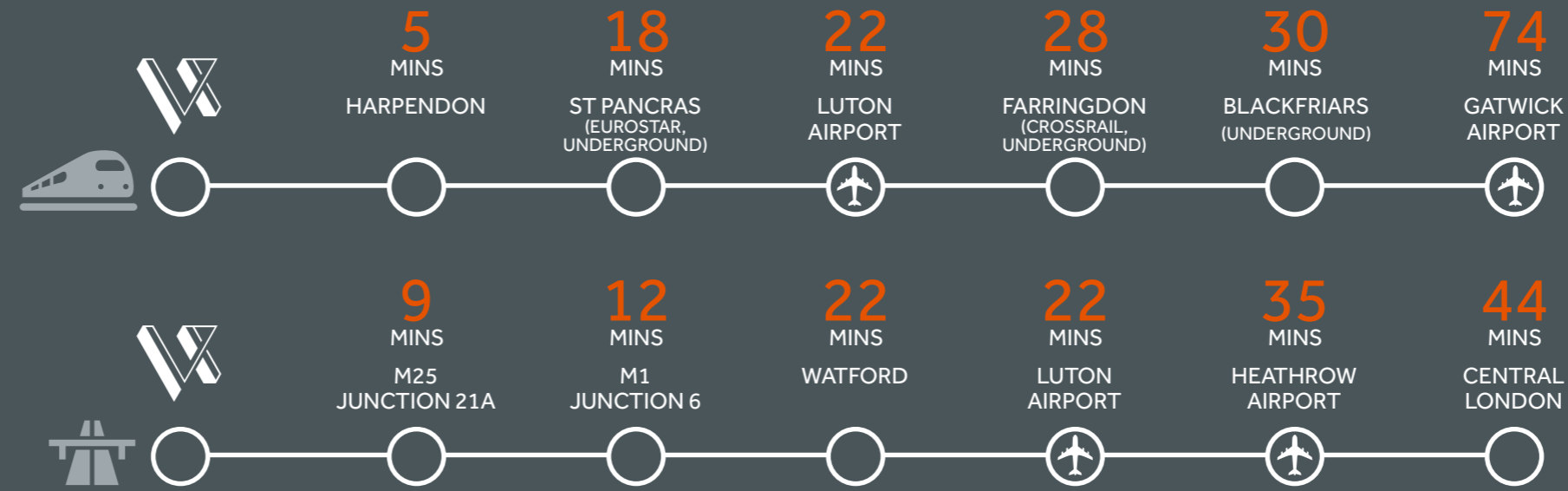
LOCATION

Verulam Point is situated directly opposite St Albans City Station, which provides fast links to St Pancras International in 18 minutes or to City Thameslink in approximately 24 minutes.

St Albans is situated 2.5 miles north of the M25 motorway (Junction 21) and in between the M1 motorway, 5 miles to the west and the A1 is 5 miles to the east. Luton Airport is 14 miles north of St Albans and is also accessible via St Albans City Station.

St Albans has established itself as a prominent location for business and industry due to its proximity to London. It has become home to national occupiers such as Aecom, Deloitte, HSBC and Skechers.

St Albans also has a wide amenity offering, including the Maltings Shopping Centre and restaurants such as the Ivy St Albans Brasserie, Prime Steak and Grill and Lussmans Sustainable Kitchen.



There are 12 bus routes that serve St Albans City railway station



The City centre and retail offer is a 17 minute walk





VERULAMIUM PARK

6

3

3

ST ALBANS CATHEDRAL

1 →

← 1

← ST PANCRAS INT'L (Eurostar, Underground)

←

ST ALBANS CITY

LUTON AIRPORT →

6 →

RESTAURANTS

- 1 The Ivy
- 2 Megan's
- 3 Wagamama
- 4 Bill's
- 5 Cote Brasserie
- 6 St Michael's Manor
- 7 Prime Steak & Grill

DRINKS

- 1 The Cock
- 2 Slug & Lettuce
- 3 The Brickyard
- 4 Mokoko
- 5 The Verulam Arms
- 6 The Peahen

Petrol station

Electric car charging points

ENTERTAINMENT

- 1 The Horn
- 2 The Alban Arena
- 3 Maltings Arts Theatre
- 4 Odyssey Cinema
- 5 Abbey Theatre

SHOPPING

- 1 Christopher Place Shopping Centre
- 2 The Maltings Shopping Centre
- 3 Abbey View Retail Park

SPORTS & LEISURE

- 1 Verulam Golf Club
- 2 Westminster Lodge Leisure Centre
- 3 Abbey View Golf Club
- 4 Fitness First
- 5 Champneys City Spa
- 6 St Albans Football Club

VERULAM POINT



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VERULAMPOINT.COM



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VIDEO TOUR

TERMS

Available by way of a new lease(s) direct from the landlord.

EPC

Rating A.

VIEWING

Strictly by appointment through the joint sole agents.

For further information please contact



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