



# Churchill House

26-30 UPPER MARLBOROUGH RD  
ST ALBANS AL1 3UU

4,463 SQ FT - TO LET





### Churchill House

Churchill House has undergone a comprehensive refurbishment programme to deliver a bold and contemporary space to work.

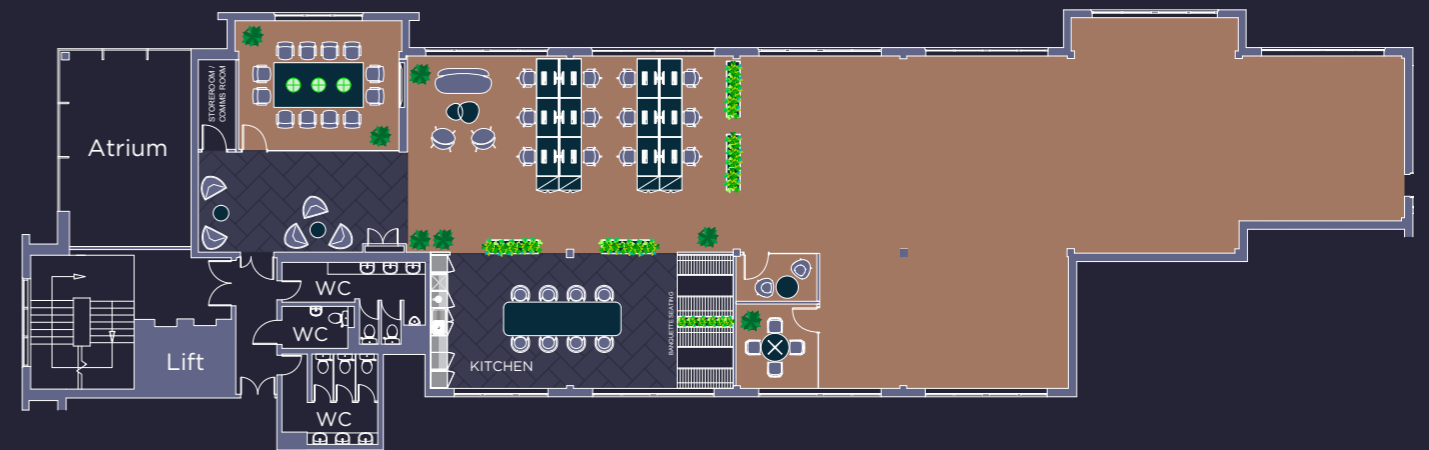
The double height reception has been enhanced with a striking new art installation and waiting area. The communal garden has also been landscaped with the inclusion of a state-of-the-art meeting pod

which will provide an ideal space for meetings and relaxation.

Alongside the improvement of the shower and W/C facilities, the part First Floor has also undergone a significant Cat A refurbishment, with new raised access flooring, VRF air conditioning and lighting.



### First Floor - 4,463 SQ FT - TO LET



### Your space, your choice...

The Landlord has partially fitted the space to include the key elements as set out under 'space plan occupancy'.

The remainder of the space can be fitted out to your exacting needs, with either the Landlord doing the work on your behalf, or you can use your own fit-out company.

### Spaceplan Occupancy

- x12 Desks (1400's)
- x1 12 person meeting room
- x1 Phone booth
- x1 4 person meeting room
- x1 Kitchen / Breakout
- x1 Soft seating area



### First Floor CAT A+ Suite

Contemporary in style and ready to impress, the first floor has been designed with efficiency and flexibility in mind.

The landlord has undertaken a high-quality partial fit-out, including a boardroom, modern kitchen and breakout space, a well-appointed meeting room, and a selection of workstations.

The incoming occupier has the opportunity to make the space their own, with the flexibility to determine the fit-out for the remaining area.







## Building specification



Full access raised floor



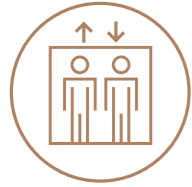
VRF air conditioning



LED lighting



1:229 sq ft car park ratio



2 x 8 person passenger lifts



Refurbished W/C's and showers



Landscaped communal garden with meeting pod



EPC rating B



## CHURCHILL HOUSE

### Local Amenities

St Albans benefits from a variety of excellent restaurants and pubs within the town centre, with fine dining at the Ivy to drinks at the many pubs and bars that are on offer including: The Peahen, MUST and The Kings Arms. There is also the opportunity to enjoy global street food on market days.

St Albans is an established shopping destination, providing an array shops from high street names to unique boutiques. There are several independent retailers, specialising in fashion, home style and jewellery.

Churchill House is well positioned close to several leisure centres, providing swimming pools and gym facilities. Westminster Lodge Leisure Centre and Cotlandwick Leisure Centre are only 8 minutes by car.

St Albans has several green spaces to enjoy such as Verulamium Park (20 minutes walk), Clarence Park (11 minutes walk) and Bernard Heath (15 minutes walk).



### Situation

Churchill House is in the heart of the city, within a 5 minute walk of both the High Street and St Albans City station.

Nearby amenities include:

1. The Mermaid
2. Waterend Barn - JD Wetherspoon
3. Slug & Lettuce
4. Tesco Express
5. M&S
6. Pret a Manger
7. Costa Coffee
8. The Ivy
9. Fitness First
10. Peahen
11. Odyssey Cinema





# Close to key amenities & connections



Verulam Golf Club

St Albans City

The Odyssey Cinema

Sainsbury's

Aldi

Westminster Lodge Leisure Centre

Pure Gym

Maltings Shopping Centre

The Alban Arena

M25 J21

A14



A1(M)

## In Good Company

It's not a coincidence that many large, international brands successfully operate out of St. Albans.

It boasts one of the highest proportion of managerial, professional and senior occupations in the UK.

There has been a rapid expansion in digital, Software and innovation led sectors.

**SPREAD EX**



**AON**

**Deloitte.**

**blink**

**BURTON'S  
BISCUIT CO**



**SKECHERS**

**LUXOTTICA**

**AECOM**



**St  
James's  
Place**

**URBAN  
FRUIT**





**Location**

St Albans is a cathedral city located 8 miles north of Watford, 11 miles south of Luton and 19 miles northwest of Central London.

St Albans sits within the London commuter belt in the county of Hertfordshire and the Greater London area. It is strategically located between Junctions 7 and 8 of the M1 Motorway, Junction 22 of the M25 Motorway and Junction 3 of the A1, thereby providing exceptional connectivity to the national road network.

Historically, St Albans was the Roman City of Verulamium and has maintained this historic character throughout the city. St Albans is a vibrant town with an attractive collection of shops, offices and leisure facilities.

**Connectivity** min

<b>CAR</b>	
M25 Motorway (21A)	11
A1(M) J3	13
Hemel Hempstead	14
M1 Motorway (J6)	15
Watford	21
Luton Airport	23
Central London	60
<b>TRAIN (Underground)</b>	
West Hampstead	12
St Pancras Int'l Eurostar	18
Farringdon Crossrail	22
<b>LUTON AIRPORT</b>	28
150 destinations	
<b>GATWICK AIRPORT</b>	65
230 destinations	



**Contact the agents for further information**



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