



CENTRIUM ONE

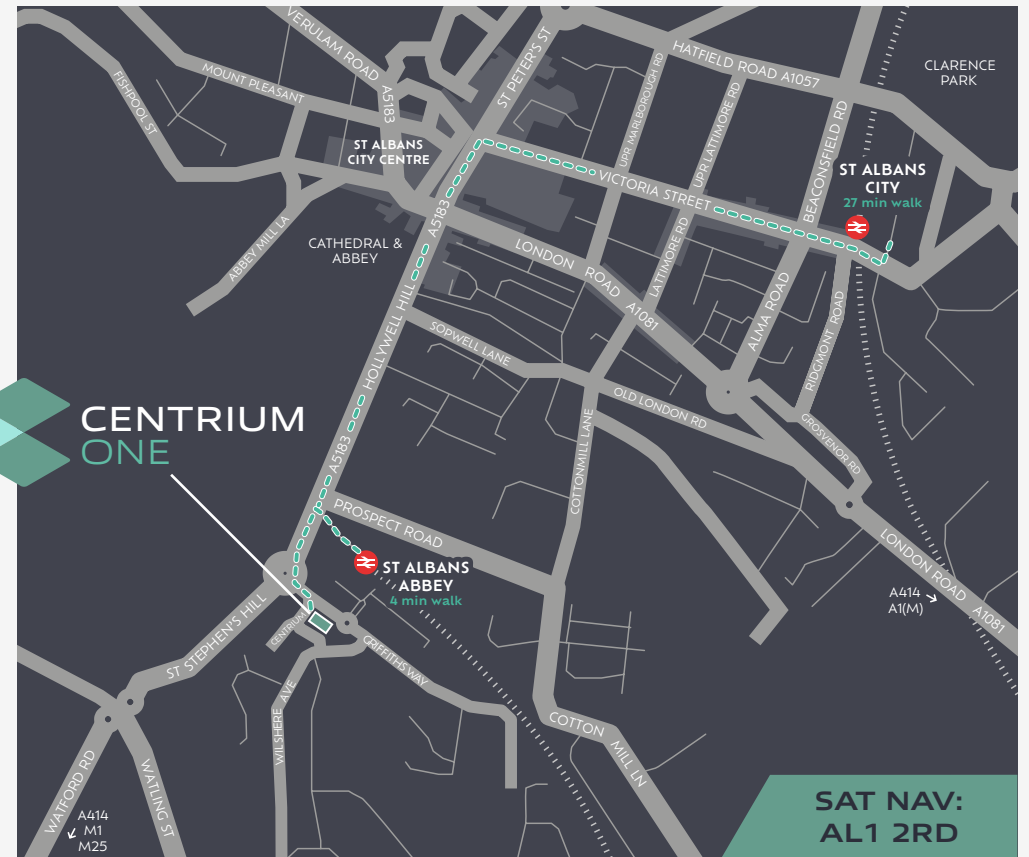
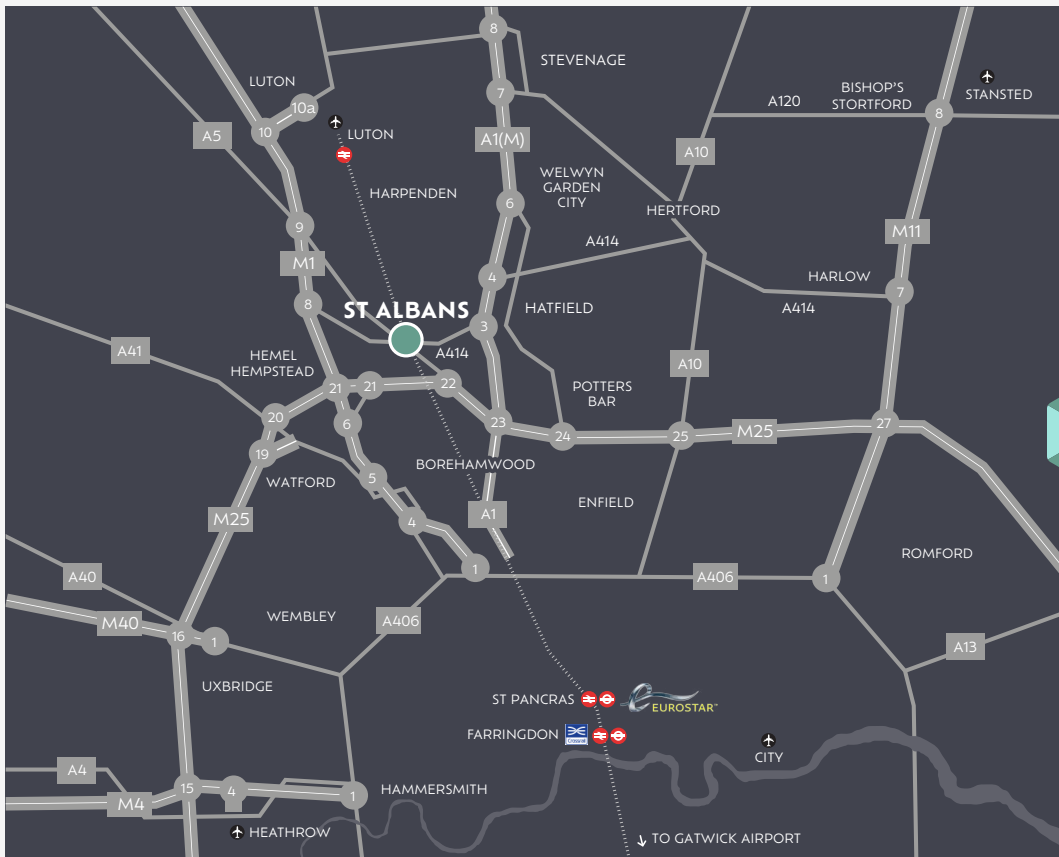
GRADE A
OFFICE SUITE

2,049 sq ft (190.36 m²)

TO LET



CENTRIUM ONE · GRIFFITHS WAY · **ST ALBANS** · AL1 2RD



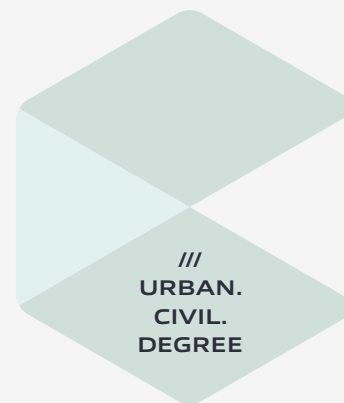
LOCATION

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

St Albans City railway 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 being within a short drive.



DESTINATION	DISTANCE
St Albans City station	1 mile
M25 Junction 21	2.5 miles
M1 Junction 8	5 miles
Luton Airport	14 miles

DESTINATION	JOURNEY
➤ St Pancras International	19 mins
➤ Watford Junction	16 mins
➤ City Thameslink	24 mins

CENTRIUM IS A MODERN
BUSINESS PARK WITH 4
OFFICE BUILDINGS JUST
HALF A MILE AWAY FROM
ST ALBANS CITY CENTRE



St Albans
City Centre

MALTINGS
SHOPPING CENTRE · ST ALBANS

 St Albans
City

St Albans
Cathedral & Abbey

everyone
ACTIVE

A5183

 St Albans
Abbey

Sainsbury's

Abbey View
Retail Park

PREMIER
FOODS


SKECHERS

Griffiths Way



Centrium

Wilshire Ave

 CENTRIUM
ONE



Comprehensively refurbished



Double height reception



Air-conditioning



Double glazing



WC's on all floors



7 allocated parking spaces



Energy Saving LED Lighting



Shower facility



2 passenger lifts



Full access raised floor

DESCRIPTION

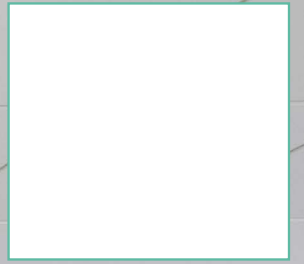
Centrium is an established business location with it being the corporate HQ for Both Premier Foods and Skechers Footwear.

Centrium One is an attractive modern office building arranged over ground, first, second and third floors. The available accommodation comprises an entirely open plan suite on the first floor with excellent natural light, in part via floor to ceiling glazing. It has just been comprehensively refurbished and presents very well.





CENTRIUM ONE



First floor (NIA) - 2,049 sq ft (190.36 sq m)



TENURE

A new lease is offered for a term by negotiation.

RENT

Rent on application.

RATES

To be re-assessed.

For rates payable to year 31st March 2023, please refer to the Local Charging Authority - St Albans City and District Council - 0161 7853880.

EPC

Energy Performance Asset Rating: D 89.

LEGAL COSTS

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

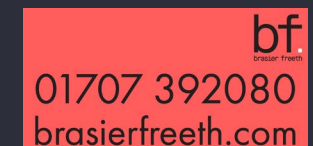
VIEWINGS

Strictly via the joint agents:



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