



VERULAM POINT

ST ALBANS AL1 5HE

PRIME OFFICE SPACE TO LET  
7,852 SQ FT (729 SQ M)

[VERULAMPOINT.COM](http://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 FLOOR.















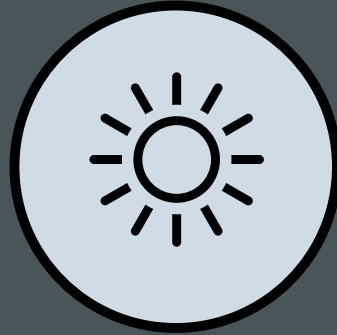




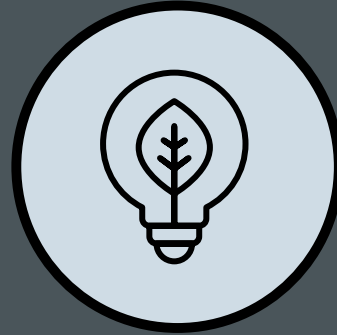
## SUSTAINABILITY & WELLBEING



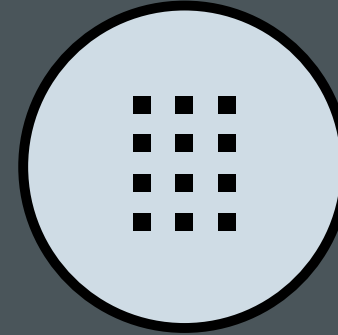
Recycled 100% of the  
stripped out materials



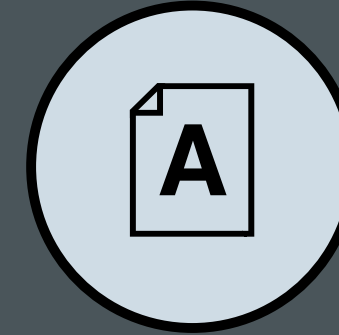
Solar panels  
on the roof



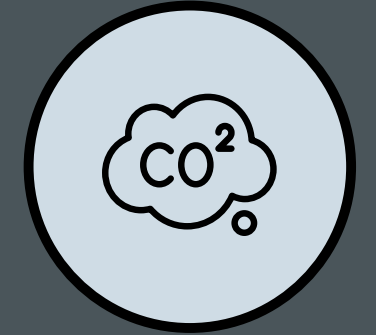
New M&E split systems  
for greater flexibility &  
efficiency



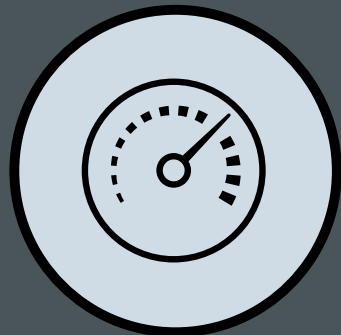
Daylight dimming  
lighting



EPC 'A' rating



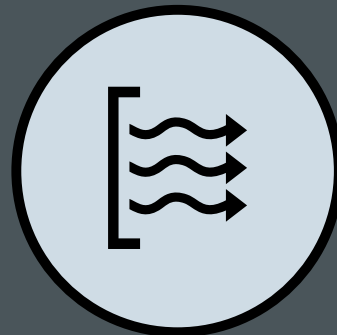
Re-use of 90%  
of the building fabric



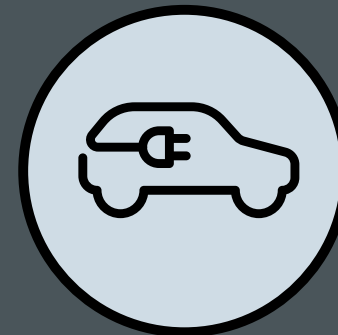
Sub meters  
on power and water



Water efficient  
sanitary appliances



Heat recovery VRF plant  
for heating and cooling



6 x Easee 7kwh  
Charging Bays

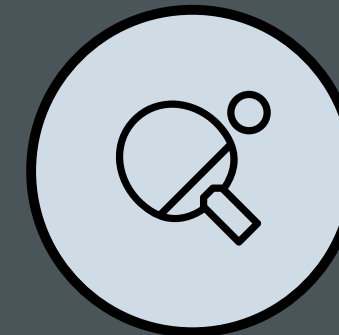
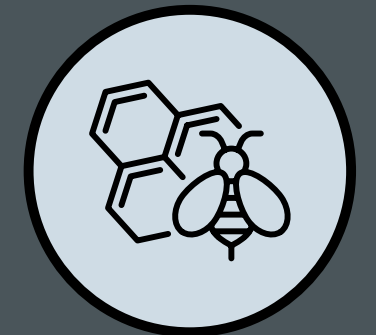


Table tennis  
table



2 beehives





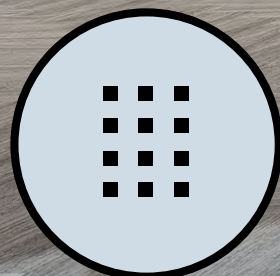


## DESCRIPTION

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.



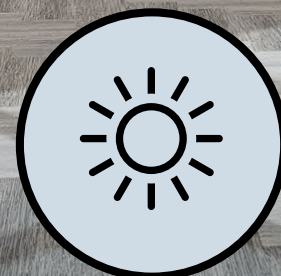
VRF  
Air Conditioning  
System



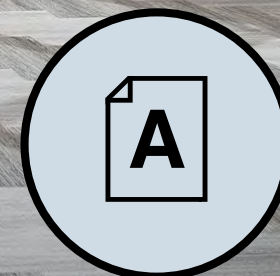
Suspended Ceilings  
with LED Lighting



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



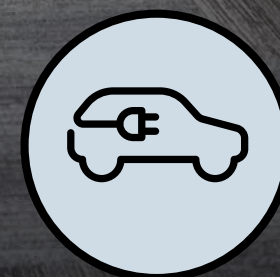
Cycle Storage &  
Bike Repair Station



Visitor WiFi



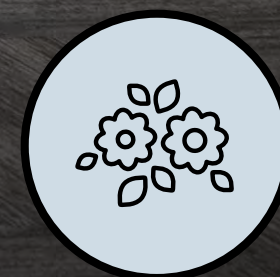
Tea & Coffee  
Facilities



6 x Easee 7kwh  
Charging Bays



5 x Accessible Showers,  
Changing & Locker  
Facilities



Courtyard  
on 1st Floor

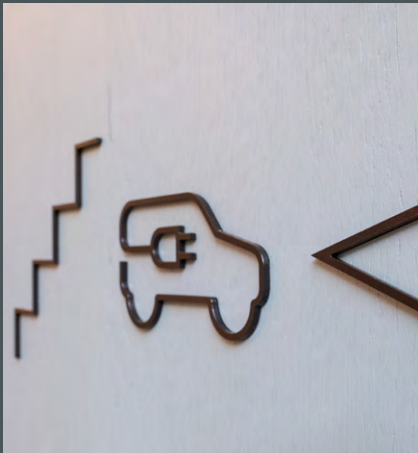
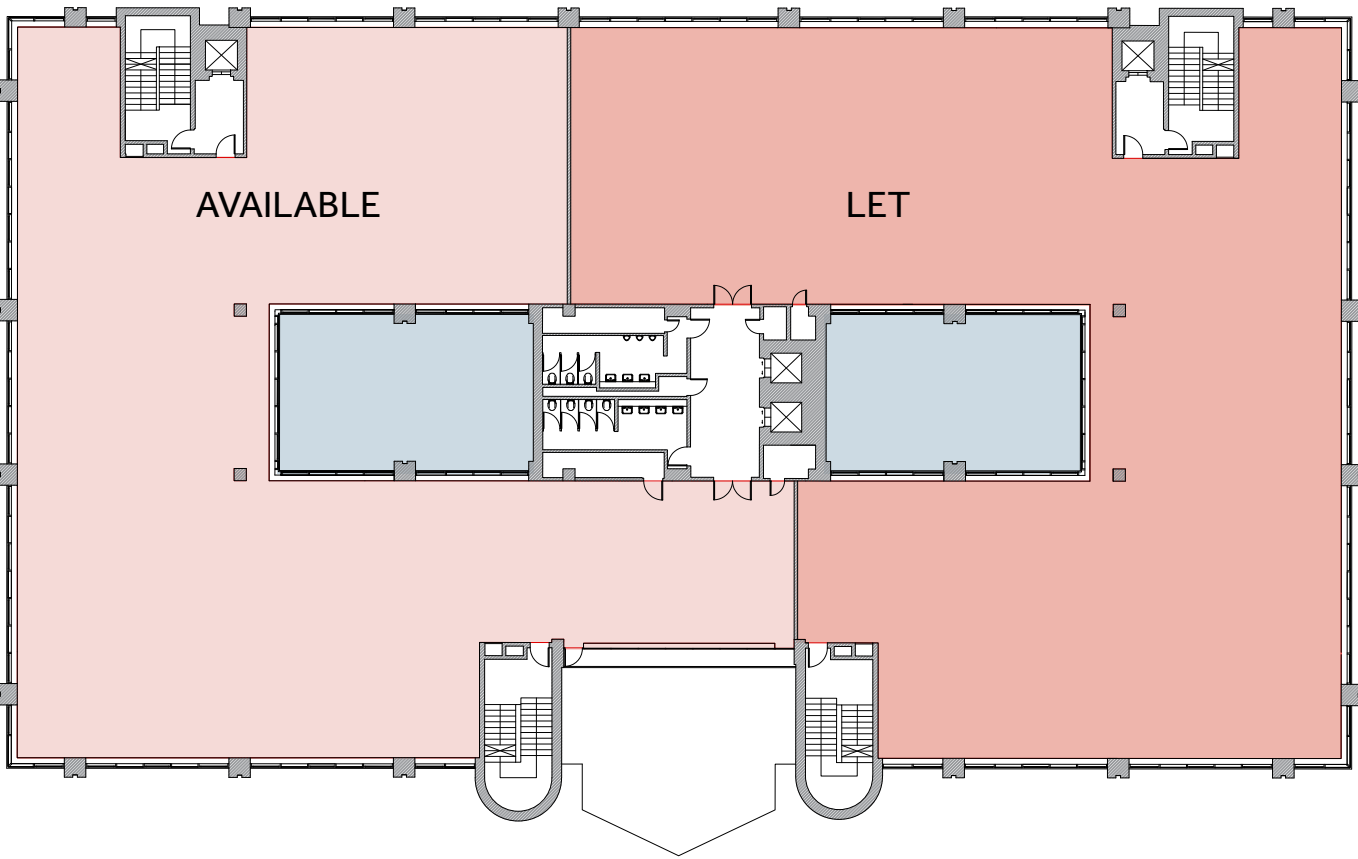




AVAILABILITY

Floor (approx IPMS3)	sq m	sq ft
Part First	729.45	7,852
<b>Total</b>	<b>729.45</b>	<b>7,852</b>

Typical split floor plan







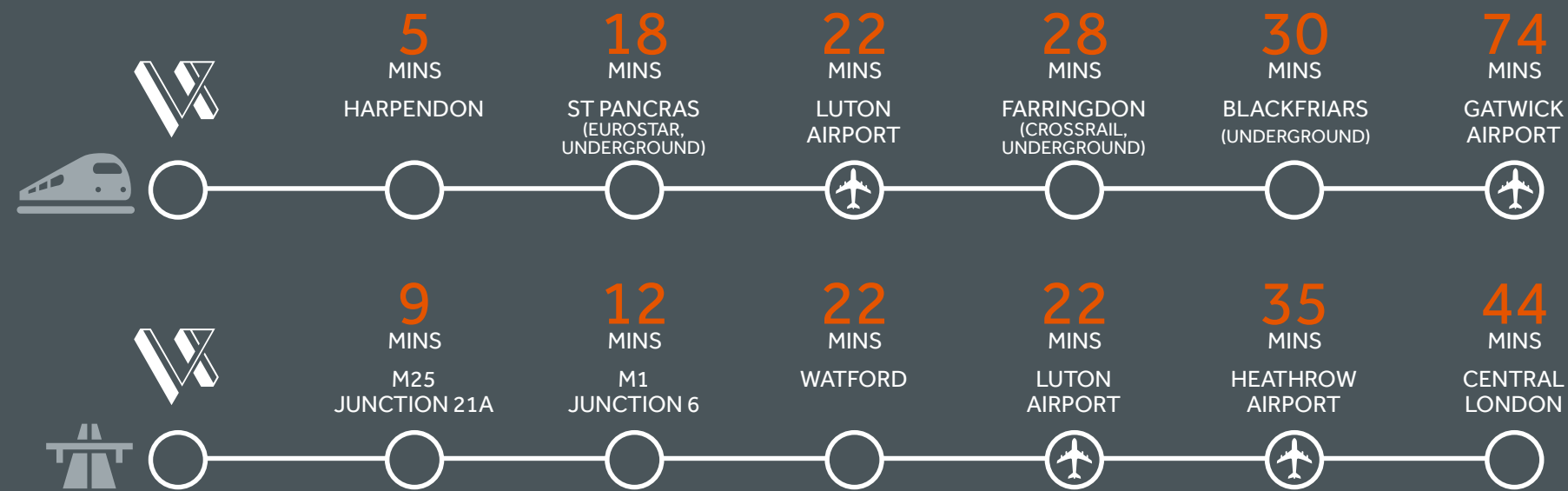
## LOCATION

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

#### 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

LUTON AIRPORT →

6





# VERULAM POINT

ST ALBANS AL1 5HE

**VERULAMPOINT.COM**

Click here for  
**VIDEO TOUR**

## TERMS

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

## EPC

Rating A.

## VIEWING

Strictly by appointment through the joint sole agents.

For further information please contact

 HanoverGreen

**020 3130 6400**  
hanovergreen.co.uk

David Cuthbert  
07710 183 423  
dcuthbert@hanovergreen.co.uk

Andy Tucker  
atucker@hanovergreen.co.uk  
07721 260 545

 Knight  
Frank

**020 7629 8171**  
**KnightFrank.co.uk**

Roddy Abram  
07899 001 028  
roddy.abram@knightfrank.com

Tom Slater  
07870 803 314  
tom.slater@knightfrank.com