

TO LET

45 GROSVENOR ROAD, ST ALBANS, AL1 3AW – 61,180 SQ FT AVAILABLE



Building Description

- + 45 Grosvenor Road is a high quality, Grade A office building occupying a prominent position in the St Albans market. The offices are arranged on ground to third floors.

Terms

- + New leases available directly from the Landlord.

Amenities

- + Air conditioning
- + Fully accessible raised floors
- + Suspended ceilings
- + LED lighting
- + WCs and shower facilities
- + Refurbished reception
- + 2.7m floor-to-ceiling height
- + Two 13-person passenger lifts
- + Car Parking Ratio (1:240 sq ft)

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Location

- + 45 Grosvenor Road is prominently located at the north-eastern corner of Grosvenor Road and London Road junction, the principal commercial area within St Albans.
- + The building benefits from the good connectivity that St Albans provides to the rest of the UK. There are two railway stations, which serve the city, St Albans City station and St Albans Abbey station, which are approximately 0.4 miles and 0.9 miles from the property, respectively.



Availability

Floor	SQ M	SQ FT
Third	437	4,705
Second	1,994	21,460
First	2,000	21,531
Ground	1,253	13,484
TOTAL	5,684	61,180

Financials

Quoting Rent	On Application
Business Rates	
Service Charge	



CONTACT US

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