



AVAILABLE TO LET

45 Grosvenor Road

45 Grosvenor Road, St Albans, UK AL1 3AW



Office for rent, 61,180 sq ft, P.O.A

To request a viewing call us on (0) 20 7629 5456

For more information visit <https://realla.co/m/37661-45-grosvenor-road-45-grosvenor-road>

Paul Smith
paulsmith@brayfoxsmith.com

James Shillabeer
jameshillabeer@brayfoxsmith.com

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Opportunity to occupy up to 61,180 sq ft of High Quality Office Space in St Albans

The building is prominently situated at the north-eastern corner of Grosvenor Road and London Road (A1081) junction, the principal commercial area with St Albans. The city has good connectivity to the M1 (J6), A1(M) and M25 (J21A and J22), making it easily accessible to the rest of the UK. There are two railway stations which serve the city, St Albans City station, which is situated 0.4 miles north from the building and St Albans Abbey station, which is situated approximately 0.9 miles to the west. St Albans City station is served by Thameslink on a frequent and fast rail link through central London and runs directly to St Pancras International. 45 Grosvenor is currently undergoing an extensive refurbishment which will include the following specification:

Highlights

- Air conditioning
- Fully accessible raised floors
- Suspended ceilings
- LED Lighting on PIR Sensors
- WCs and shower facilities
- Redesigned and refurbished reception
- 2.7m floor-to-ceiling height
- Two 13-person passenger lifts
- 259 on-site car parking spaces (1:240 sq ft)

Property details

Rent	P.O.A
Building type	Office
Planning class	B1
Size	61,180 sq ft
Lease details	New lease available direct from the Landlord.
EPC certificate	Available on request

Floor	Size sq ft	Status
Ground	13,484	Available
First	21,531	Available
Second	21,460	Available
Third	4,705	Available
Total	61,180	

More information

[Visit microsite](#)

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Contact us

Bray Fox Smith
Prince Frederick House, 2nd Floor, 35-39
Maddox Street, London W1S 2PP
🌐 www.brayfoxsmith.com
☎ (0) 20 7629 5456
✉ info@brayfoxsmith.com
in [https://www.linkedin.com/company/1241483?](https://www.linkedin.com/company/1241483?trk=prof-0-ovw-curr_pos)
trk=prof-0-ovw-curr_pos
🐦 @BrayFoxSmith

Paul Smith
Bray Fox Smith
☎ +44 (0) 20 7629 5456
✉ paulqsmith@brayfoxsmith.com

James Shillabeer
Bray Fox Smith
☎ +44 (0) 20 7629 5456
✉ jameshillabeer@brayfoxsmith.com

Quote reference: RENT-37661
Directly through the sole agents.

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