



GLADSTONE PLACE

36-38 UPPER MARLBOROUGH ROAD,
ST ALBANS AL1 3UU

GLADSTONE PLACE

CAT A OFFICES WITH A
FULLY FITTED, PLUG-&-PLAY
OPTION AVAILABLE WITH
EXCELLENT CAR PARKING
1,453 – 8,881 SQ FT TO LET



Gladstone Place is situated in the heart of the city, within a 5 minute walk of both the High Street and St Albans City Station, which offers direct services into London St Pancras in 18 minutes. Nearby occupiers include AECOM, St James Wealth Management, Motor Fuel Group (MFG) and AON.

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 is an affluent city and sits within the London commuter belt and the Greater London area.

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 retailers, restaurants, offices and leisure facilities.



GLADSTONE PLACE

EXCEPTIONALLY
LOCATED IN THE HEART
OF ST ALBANS

St Albans benefits from a variety of excellent food and drink establishments within the city centre, with fine dining at The Ivy, Lussmanns and Prime to casual drinks at The Peahen. There is also the opportunity to enjoy global street food every Wednesday and Saturday at The St Albans Market.

St Albans is a well-established shopping destination, providing an array shops from high street names to unique boutiques. There are also several independent retailers, specialising in fashion, home style and jewellery. The Maltings Shopping Centre is also home to several well known retailers such as Crewe, FatFace, H&M and New Look.

Gladstone Place is well positioned to several leisure centres, gyms and spa's, providing swimming pools and exercise facilities. These facilities include both Verulam and Abbey View Golf Clubs, Champneys City Spa and Fitness First.





SPECIFICATION

The first and second floor offices are currently fully fitted, enabling a plug-and-play option. The offices have been furnished to a high standard, incorporating modern working practices which includes a reception, break out area and meeting rooms. There is storage space available if required via a separate license agreement, price upon application.



Fully fitted, plug-&-play option



Full accessed raised flooring



LED Lighting



Air conditioning



2 x break out areas including a fully fitted kitchenette



24-hour access and on-site manned reception



40 on-site car spaces (1:222 sq ft)



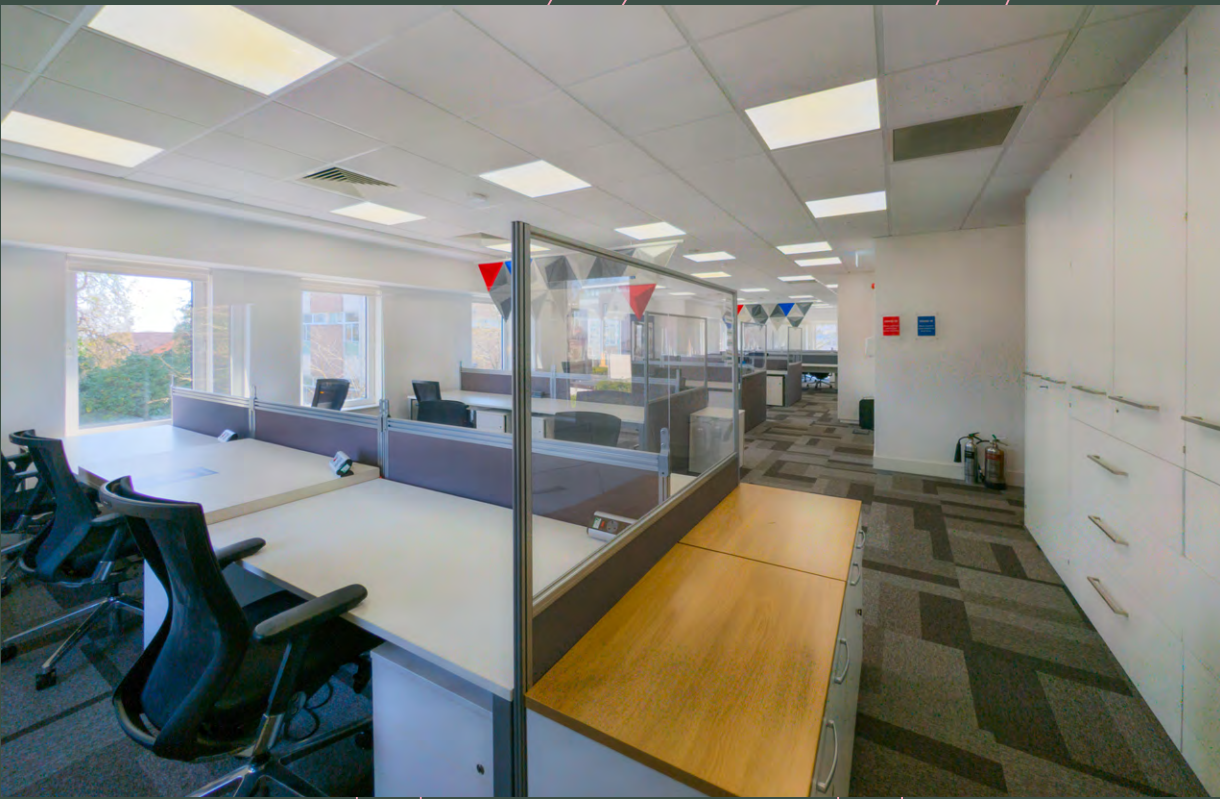
2 EV Charging points



Communal Garden



EPC Rating: B



AVAILABILITY

The accommodation comprises the following Net Internal Area:

First floor	7,428 sq ft	690.06 sq m
Second floor	1,453 sq ft	134.98 sq m
Total	8,881 sq ft	825.04 sq m

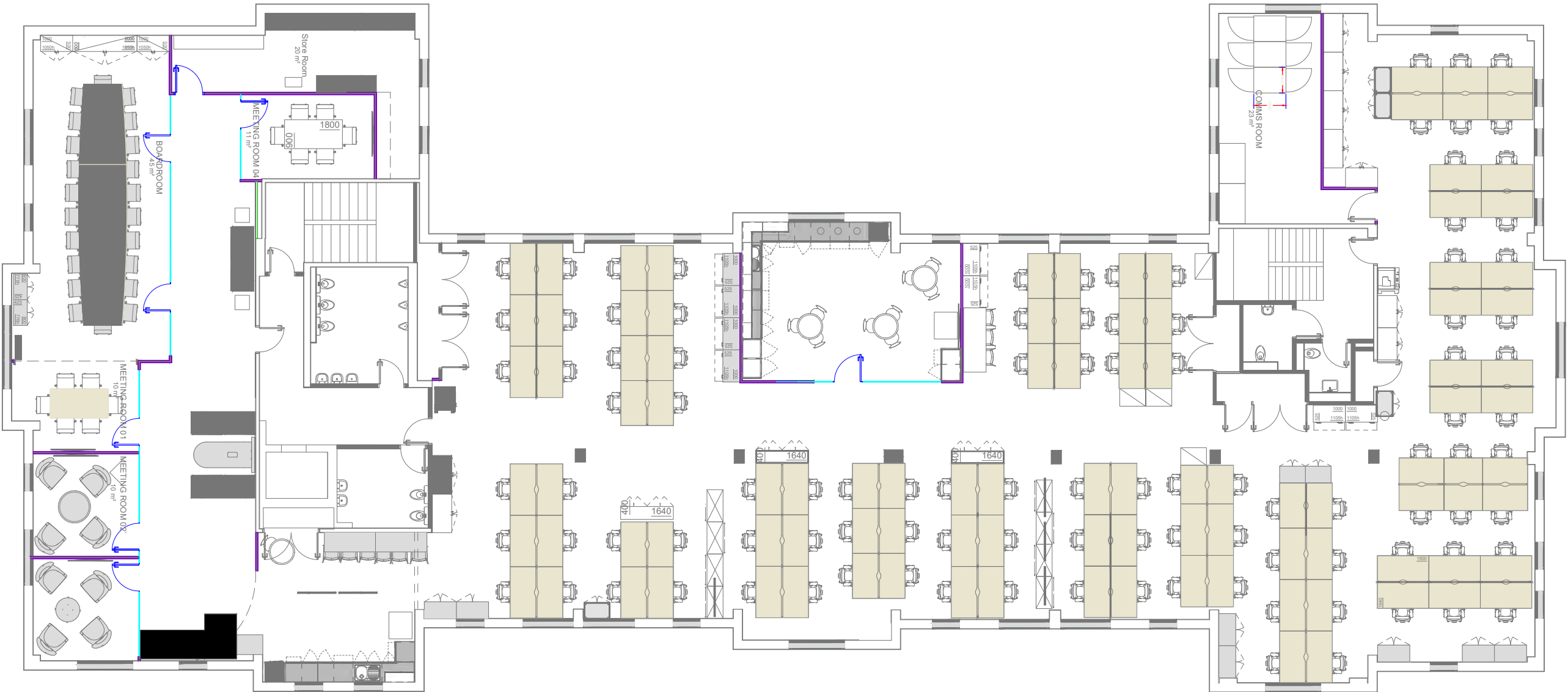
Second Floor Storage - 897 sq ft.
(Available via separate license agreement. Price on application).

FULLY FURNISHED SPECIFICATION

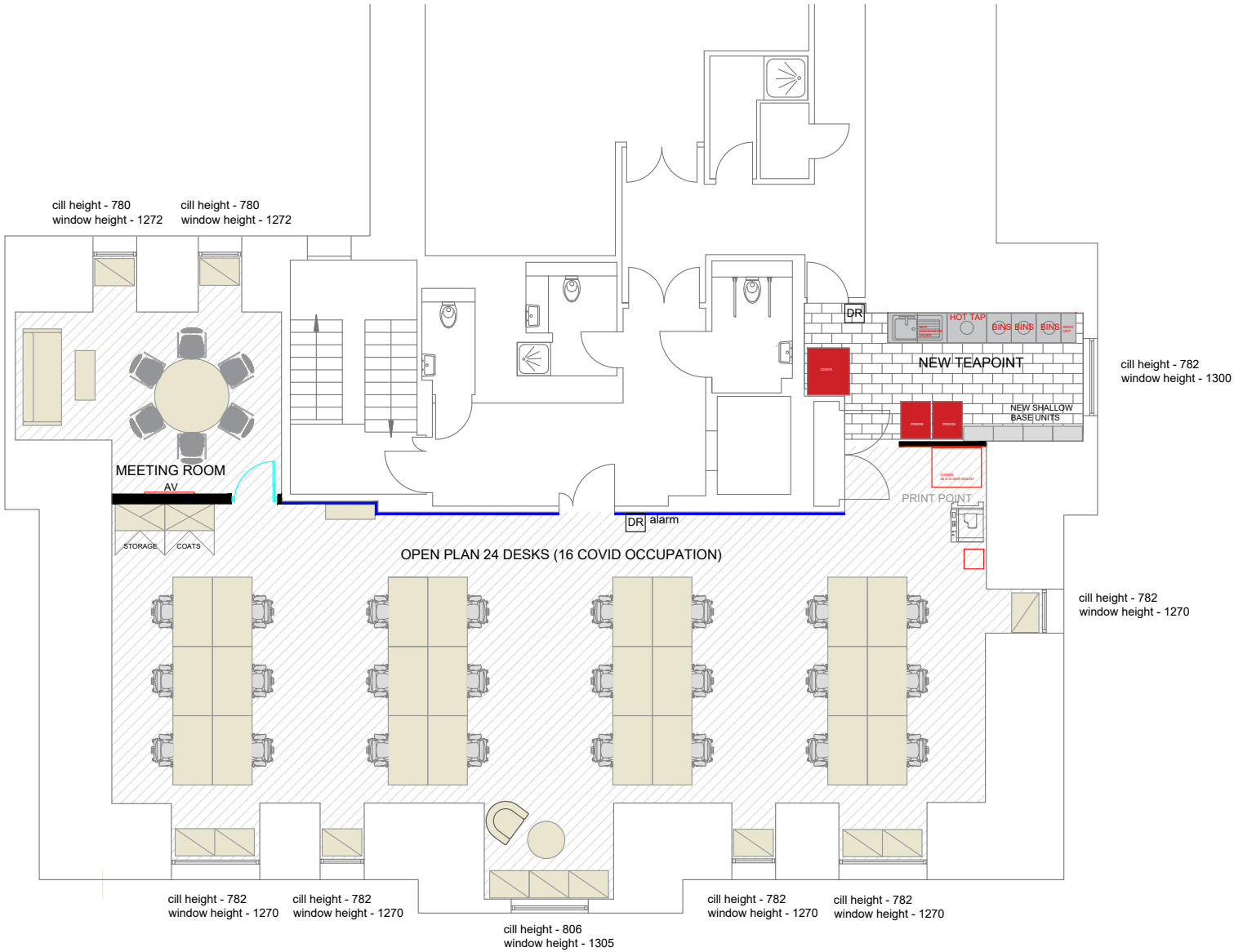
First Floor	Second Floor
22 person meeting room	6 person meeting room
2x 6 person meeting room	Kitchen area
2x 4 person meeting room	24 desks
2x kitchen / break out areas	Storage space
Comms room	
104 desks	
Store room	



FIRST FLOOR



SECOND FLOOR

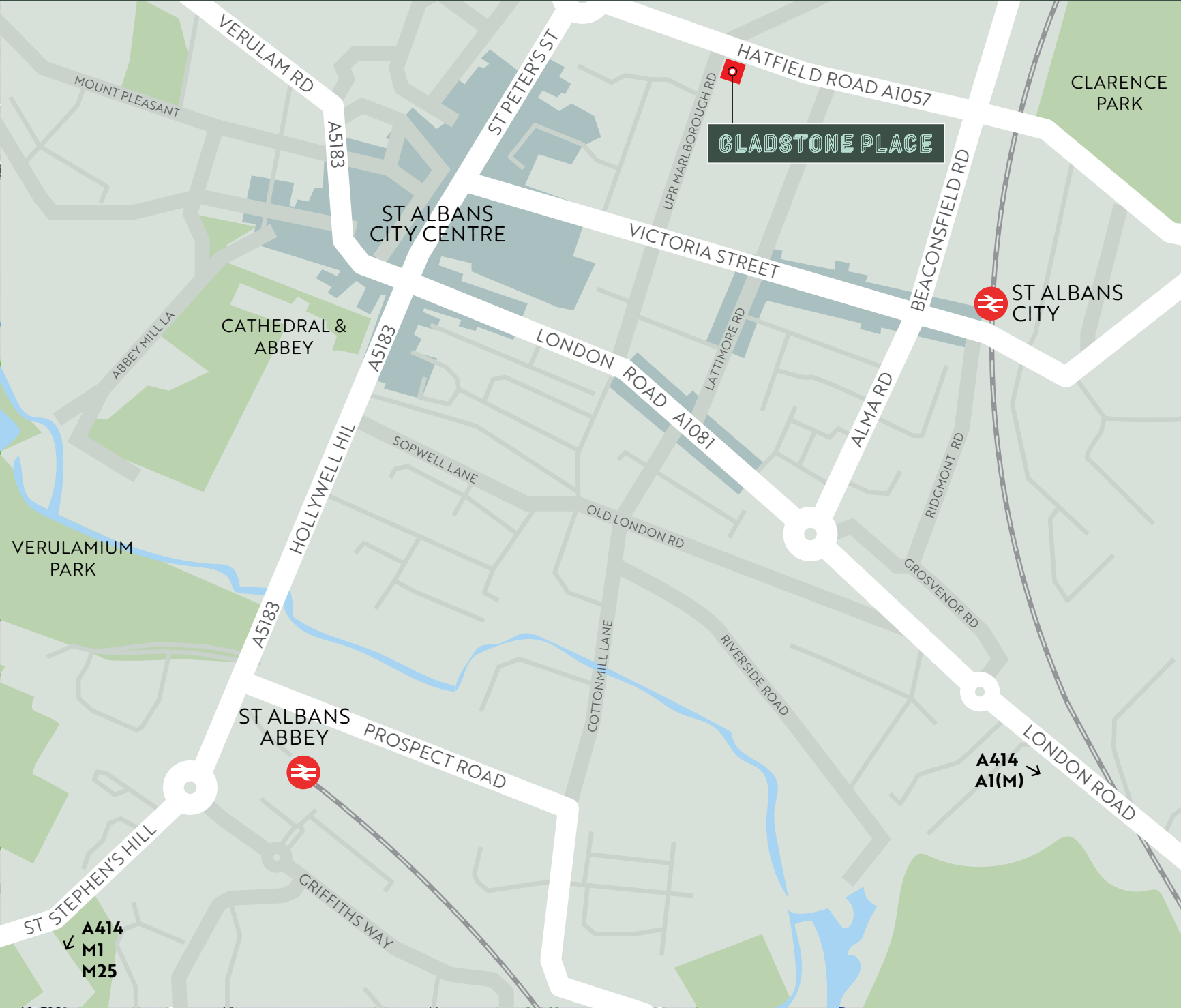


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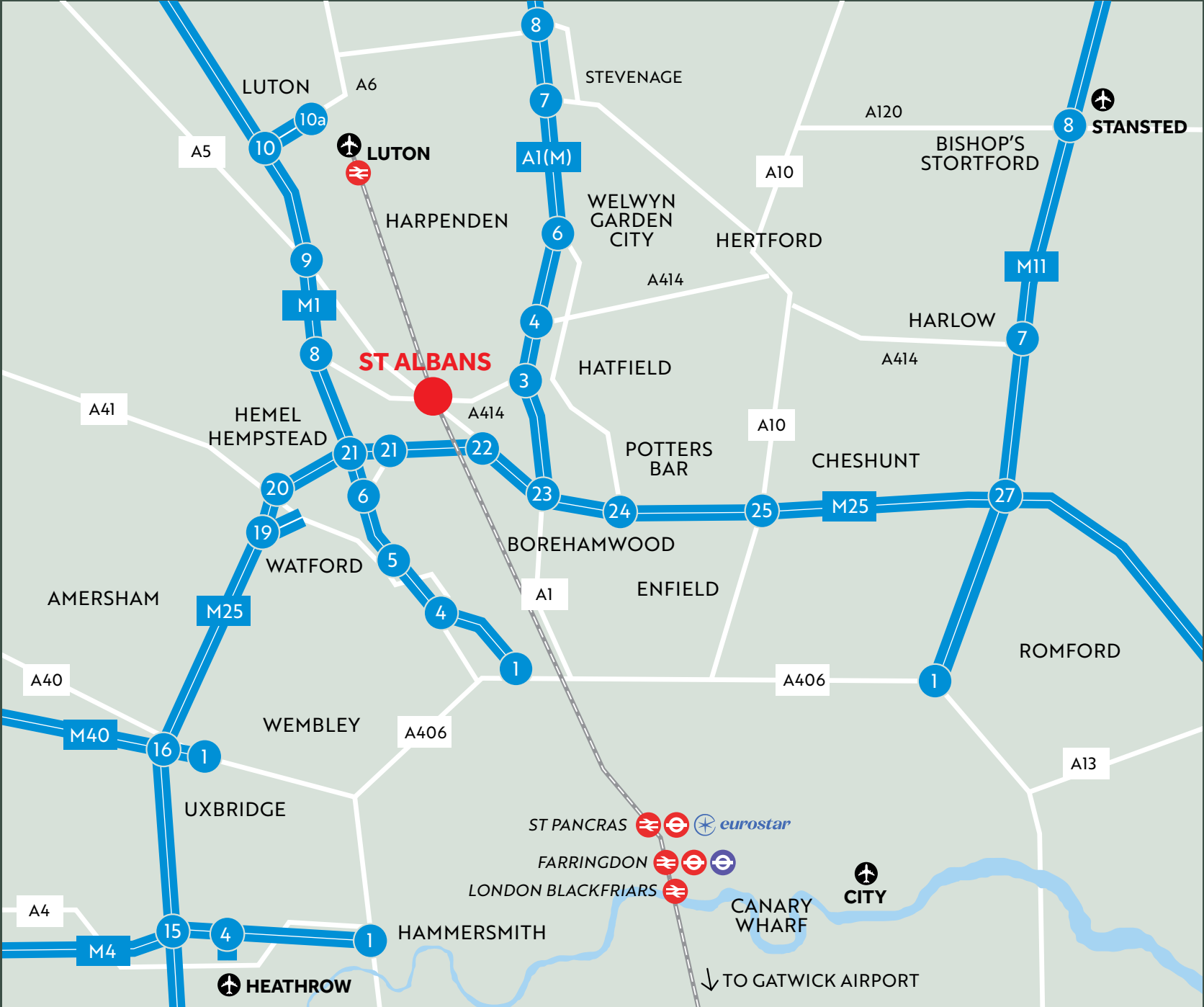
AN IDEAL BUSINESS LOCATION, OFFERING QUICK AND EASY ACCESS TO THE MAJOR MOTORWAY NETWORKS AND MAINLINE RAILWAY LINES

The building is located just a few minutes' walk from St Albans City station, which offers quick and direct Thameslink services into London St Pancras International in under 18 minutes.

Major motorways are easily accessible by car, with both the M25 and M1 located just a 12-minute drive away. Both Heathrow and Luton airports are within a 30-minute drive which provides direct flights both domestically and internationally.



→ What3Words: beats.stones.hunt



By Car	Journey Time
M25 Motorway (21A)	11 mins
M1 Motorway (J6)	15 mins
Watford	21 mins
Luton Airport	23 mins
Central London	60 mins

Source: AA Route Planner

By Rail	Journey Time
West Hampstead	12 mins
St Pancras Int'l	18 mins
Farringdon	22 mins
Luton Airport	28 mins
London Blackfriars	32 mins
Gatwick Airport	65 mins

Source: National Rail

TERMS

Available on a new full repairing and insuring lease for a term to be agreed.

VIEWING

By appointment through the joint sole agents.

Matt Bowen
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