



CENTRIUM ONE

GRIFFITHS WAY, ST ALBANS, AL1 2RD

CENTRIUM ONE

Centrium is an established business location with occupiers including BAM, Skechers, Premier Foods and Michael Page Recruitment. Centrium 1 is an attractive modern office building arranged over ground, first, second and third floors.

The second and third floors are available to let individually or combined. The building benefits from a modern manned double height reception, secure access and two passenger lifts. Car parking is provided on-site both basement and surface level at a ratio of approximately 1:238 sq ft.

There is an exclusive roof terrace on the third floor which can be demised with the floor, providing outdoor amenity space.

3,665 – 9,525 sq ft





ACCOMMODATION

AREA	SQ FT	SQ M	PARKING
SECOND FLOOR	5,860	544.4	25
THIRD FLOOR	3,665	340.5	15
TOTAL	9,525	884.8	40

TERMS

Quoting rent, service charge and business rates details are available on request.

LOCAL OCCUPIERS



Michael Page

SPECIFICATION

- Excellent parking allocation of 1:238 sq ft
- Basement and surface level car parking
- Exclusive roof terrace on 3rd floor
- Double height reception
- Air conditioning
- Full access raised floors
- Suspended ceilings
- LG7 compliant lighting
- 2 passenger lifts
- WCs on all floors

EPC RATING

Energy Performance Asset Rating: D-89

FURTHER INFORMATION

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Misrepresentations Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate.

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LOCATION

St Albans City railway station is approximately 1 mile distant served by Thameslink with a fastest journey time to St Pancras International of approximately 19 minutes with further connections to the City of London. The M25 (junction 21) is located circa 2.5 miles to the south. St Albans is located centrally between the M1 and A1(M) motorways both approximately 5 miles distant.

Luton airport is approximately 14 miles north of St Albans and is also accessible via St Albans City railway station. Heathrow airport is located approximately 26 miles to the south west and Stansted airport is approximately 38 miles to the north east.

**CENTRIUM IS A MODERN
DEVELOPMENT OF FOUR
OFFICE BUILDINGS SITUATED
IN THE ST STEPHEN'S
AREA OF ST ALBANS JUST
HALF A MILE SOUTH OF THE
CITY CENTRE.**

