

ST ALBANS,  
HERTFORDSHIRE AL1 2PS

Refurbished Grade A Office Space  
set within an established business location  
3,200 sq ft (297.28 sq m) To Let

Abbey  
View

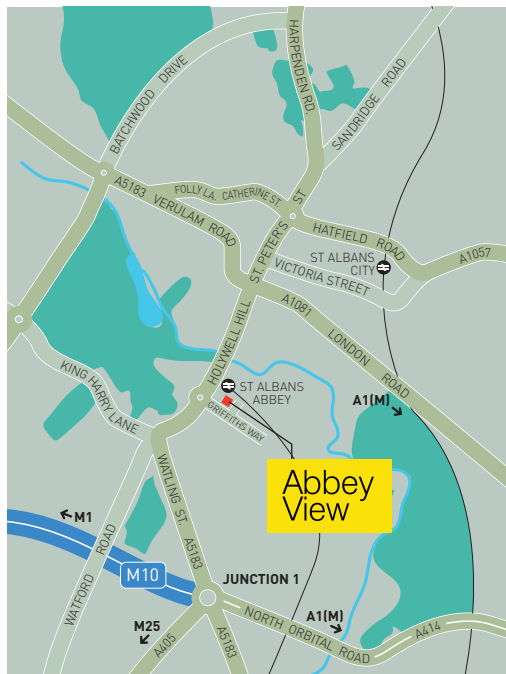
Building 3



# Abbey View

## Building 3

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HERTFORDSHIRE AL1 2PS



### Location

Building 3 is situated in an established office location, at the junction of Griffiths Way and Holywell Hill. St Albans Abbey railway station lies adjacent to the building, St Albans mainline station is 1 mile from the property and benefits from the Thameslink service to St Pancras (20 mins).

Occupiers include Ford Credit, ASG and Serena. There are a wide range of local amenities including Sainsbury's, Westminster Lodge Leisure Centre and Abbey View Retail Park including Homebase, Argos and Halfords amongst others.

### By road

|                  |          |
|------------------|----------|
| M25 J21          | 3 miles  |
| M1 J7            | 4 miles  |
| Central London   | 24 miles |
| Watford          | 9 miles  |
| Luton Airport    | 15 miles |
| Heathrow Airport | 25 miles |

Source: AA Ayroute

### By rail

|                 |             |
|-----------------|-------------|
| Borehamwood     | 9 mins      |
| Luton Airport   | 12 mins     |
| St Pancras      | 23 mins     |
| City Thameslink | 28 mins     |
| London Bridge   | 41 mins     |
| Gatwick Airport | 1hr 10 mins |

Source: National Rail



### Accommodation

Part Ground      3,200 sq ft      297.28 sq m

(Approximate NIA)

### Description

Building 3 is an impressive three storey office building which has undergone a refurbishment to provide the following specification:

- Air-conditioning
- Suspended ceilings with recessed lighting
- Fully accessible raised floors
- 2 Passenger lifts
- Open plan floor plates
- Floor to ceiling height of 2.65m
- 15 parking spaces
- EPC Rating C57

### Tenure

The building is available by way of a new lease on terms to be agreed.



### Viewing

By appointment through the sole letting agents:

Graham Payne - gp@stimpsons.co.uk

**Stimpsons**

**01707 259599**  
[www.stimpsons.co.uk](http://www.stimpsons.co.uk)

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