

# 10 bricket road

ST ALBANS ■ AL1 3JX



50%  
PRE-LET  
TO AECOM

REDEVELOPED PRIME OFFICE



INDICATIVE CGI

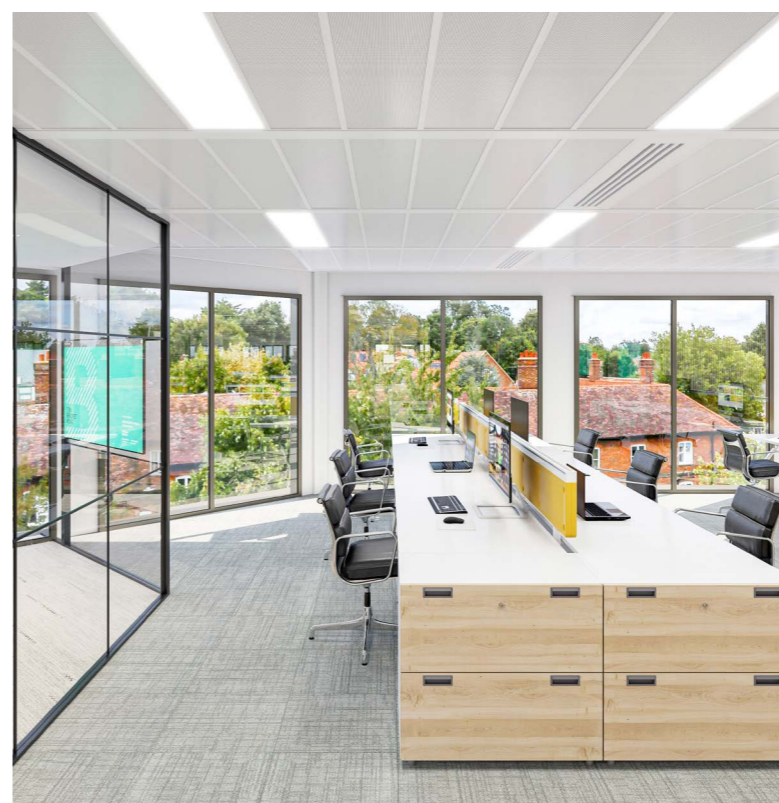
10 BRICKET ROAD  
ST ALBANS

# TEN REASONS WHY

10 Bricket Road is undergoing a stunning transformation to provide high quality flexible office accommodation, with only 4,650 - 21,351 sq ft remaining, with 1:593 sq ft parking ratio.



REDEVELOPED  
TO THE HIGHEST  
STANDARDS



The redevelopment of 10 Bricket Road will incorporate an enhanced specification resulting in a high-quality and energy efficient building, encompassing national ambitions for sustainable development.

- 1:593 sq ft parking ratio
- 6 Electric vehicle charging points
- Target 'BREEAM Excellent' and EPC 'B'
- Redeveloped office building with additional 3rd floor
- New fully glazed double height reception area
- New and remodelled WCs throughout
- New metal plank suspended ceiling zones
- New LED and feature lighting
- Full access raised floors
- 2 x new 800kg passenger lifts
- New dedicated shower facilities (3 male, 3 female) and 1 DDA shower
- Secure cycle storage
- New VRV air conditioning throughout @ 1:8 sq m occupancy
- Integrated BMS to allow efficient control from a central source
- Secure access control and CCTV



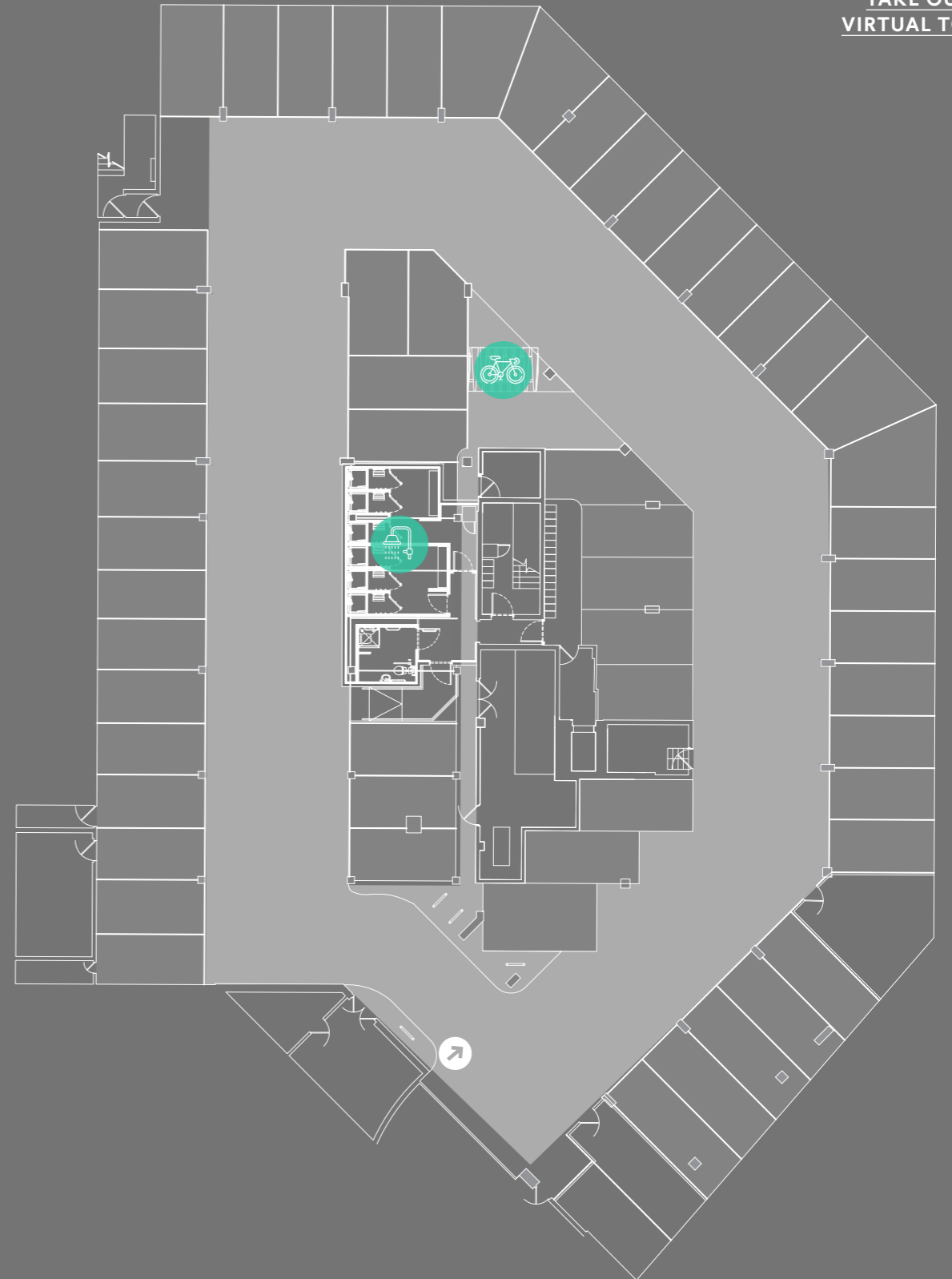
WITH **ENHANCED**  
SPECIFICATION

17 GROUND LEVEL PARKING SPACES

56 BASEMENT LEVEL PARKING SPACES



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AND **1:593**  
PARKING RATIO

# THIRD FLOOR



# SECOND FLOOR

### APPROXIMATE IPMS3 FLOOR AREAS

SECOND FLOOR	991 SQ M	10,667 SQ FT
THIRD FLOOR	992.6 SQ M	10,684 SQ FT
TOTAL	1,983.6 SQ M	21,351 SQ FT



# PART SECOND FLOOR SPACE PLAN

Floor area: 991 sq m / 10,667 sq ft

## A - 5,963 SQ FT

- 78 desks
- 3 meeting room accommodating 4-10 people
- 2 breakout/touchdown areas of varying size
- 1 tea point
- 1 focus point

## B - 4,650 SQ FT

- 44 desks
- 2 meetings rooms accommodating 8-12 people
- 1 breakout/touchdown areas of varying size
- 1 tea point
- 1 focus point

# THIRD FLOOR SPACE PLAN

Floor area: 991 sq m / 10,667 sq ft

140 desks

2 meeting rooms accommodating 6-8 people

1 meeting room accommodating 10-12 people

1 meeting room accommodating 4 people

5 breakout/touchdown areas of varying size

1 tea point

2 focus pods



# SPECIFICATION & SUSTAINABILITY

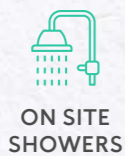
CARBON COMPARISON

The Current Scheme saves ~4990 tCO<sub>2</sub>e compared with the current Industry Average for New Build (Modules A1-A5 and C). This is the equivalent to 3787 one-way flights from London to New York; or 1042 average family cars running for 1 year.

The Embodied Carbon of the current scheme was calculated using the Elliott Wood Structural Carbon Tool and compared with two different theoretical New Build Schemes:

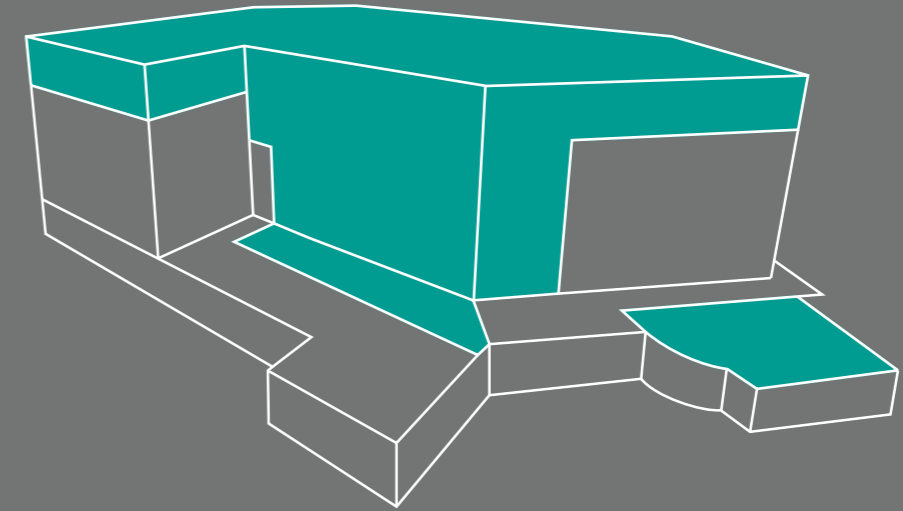
1. 2030 LETI Best-In Class
2. Current Industry Average for Commercial New Build

RANK	SCHEME	SCORS RATING & A1-A5 EMISSIONS (kgCO <sub>2</sub> e/m <sup>2</sup> )
1st	Stage 5 - Bricket Road	A+ (97)
2nd	2030 LETI - New Build	C (228)
3rd	Current Avg	G (618)

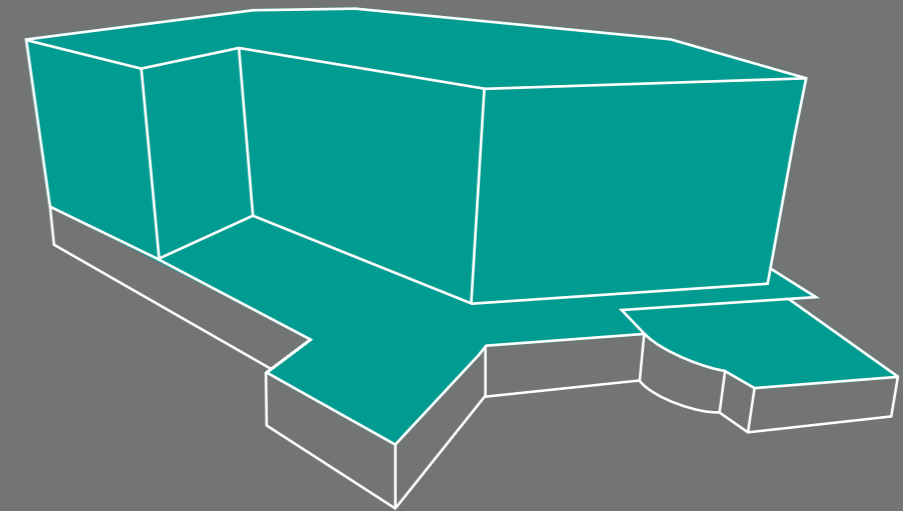


PROPOSED SCHEMES

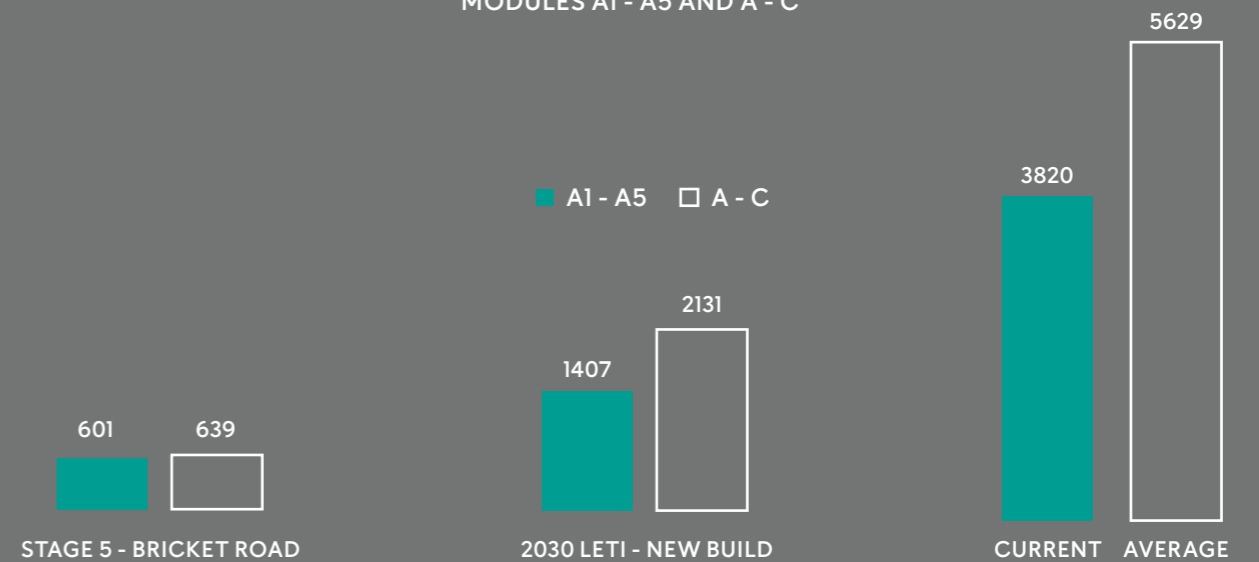
CURRENT SCHEME  
Refurbishment & Vertical Extension



NEW-BUILD SCHEME  
Alternative Scheme



ESTIMATED EMOIDIED CARBON (TCO<sub>2</sub>e)  
MODULES A1 - A5 AND A - C

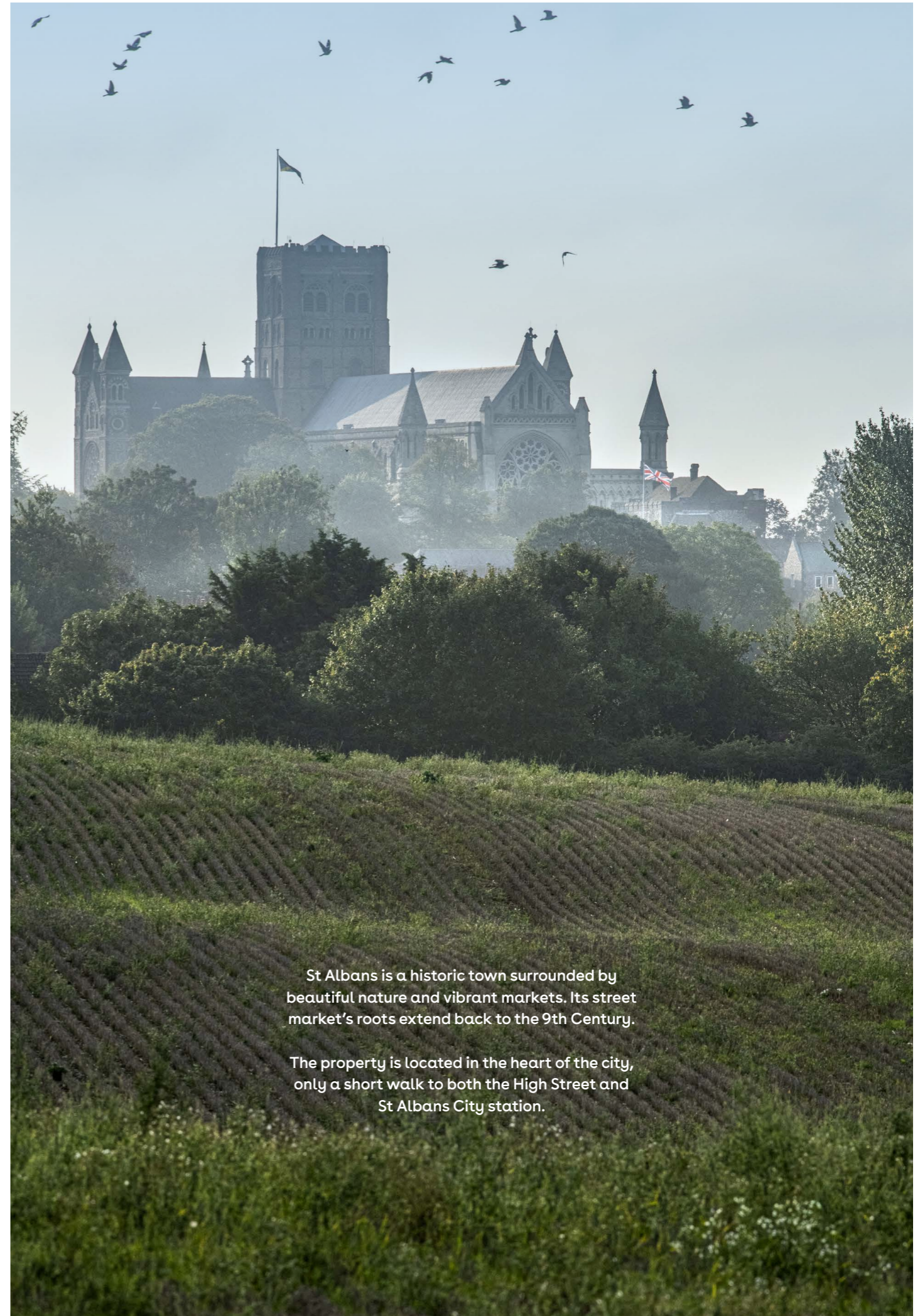






ST ALBANS

# IN A HISTORIC CATHEDRAL AND MARKET TOWN



St Albans is a historic town surrounded by beautiful nature and vibrant markets. Its street market's roots extend back to the 9th Century.

The property is located in the heart of the city, only a short walk to both the High Street and St Albans City station.



# WITH ENDLESS OPPORTUNITY TO EXPLORE

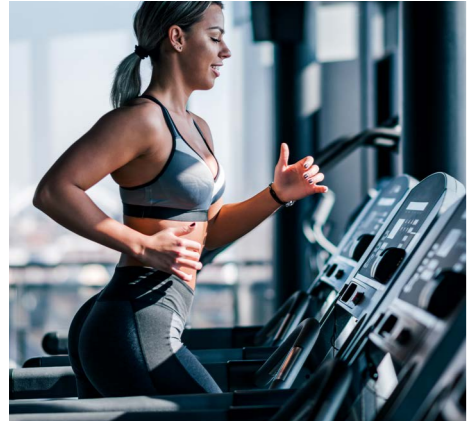
St Albans loves to eat and drink. Global street food on market days. Pints of local ale in gastro pubs. Fine dining in smart restaurants. A thriving café culture wherever you turn. And street festivals with food and drink at their heart.

In St Albans, there are meals for every taste and budget. Fine dining under antique chandeliers, family-friendly fun, flavours from around the world and ingredients gathered from local hedgerows.

# 8 BOUTIQUE SHOPPING ON YOUR DOORSTEP

St Albans has been a shopping destination for hundreds of years. Today, the city is brimming with popular high street names and services with a delightful collection of independent stores and boutiques specialising in jewellery, fashion, beauty, home style and gifts.





# PROVIDING PERFECT WORK/LIFE BALANCE

There are multiple leisure centres, swimming ponds and 9 gyms within easy reach as well as the world class golf course at the Centurion Club. The area also benefits from picturesque walks and bike rides.



# FOR THE MODERN OFFICE OCCUPIER

Businesses are recognising that their office is now far more than a cost, more than simply bricks and mortar.

Choosing the right office can support talent attraction and retention; can portray company culture and brand; or embody and facilitate wider business initiatives such as the evermore important CSR agenda.

In order to achieve these strategic aims businesses are taking flight to quality and amenity rich office buildings. Such offices enable employees to innovate through collaboration. They provide

space – both inside and outside – that offer not just a working environment but also a positive workplace experience. They are highly serviced, allowing staff to be productive whilst being looked after.

They are spaces which support people's physical and mental wellbeing. They are spaces that are compelling to staff. Spaces that give people reason to invest financially and psychologically in their commute. Spaces that create a sense of belonging and connection. Spaces that are the antidote to the isolation of working from home.



**WITHIN A  
FLOURISHING  
COMMUNITY**

HSBC 

**AON**

University of Hertfordshire **UH**

 **bam**

*Bupa* 

**NHS**  
Hertfordshire  
Partnership University  
NHS Foundation Trust

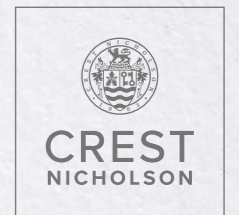


 **PREMIER  
FOODS**

**SKECHERS**

**bre**

**LUXOTICA**



**BURTON'S  
BISCUIT CO**



**Deloitte.**

**AECOM**

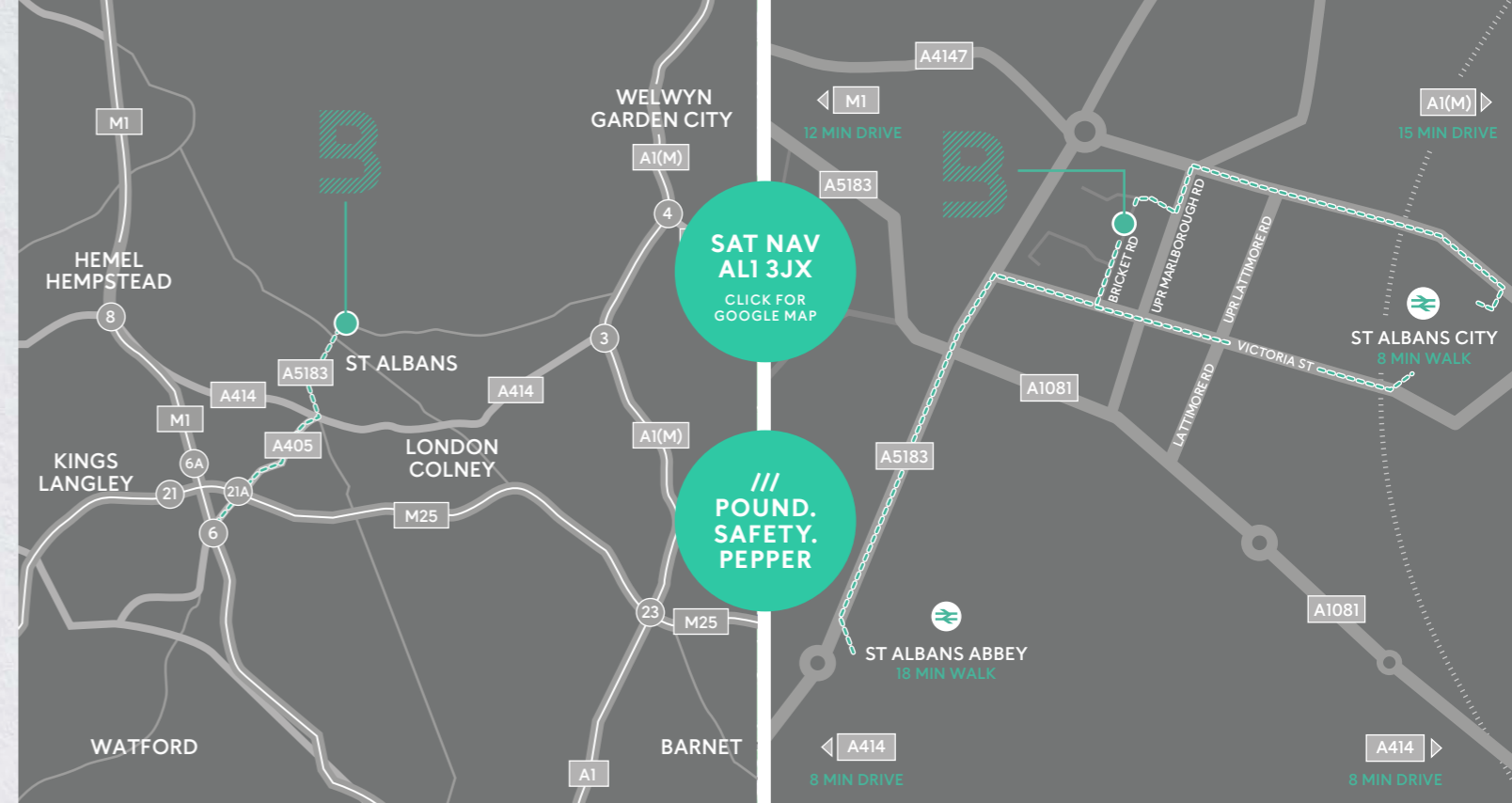
**RICOH**



A flourishing local economy, St Albans is one of the most vibrant economies in Hertfordshire. It has continued to increase its total gross value added year on year since 2011.

LOCATION

# AT THE HEART OF A THRIVING BUSINESS DESTINATION



## PARK SECURELY

With 73 secure parking spaces (1:593 sq ft) and superb access to the Junction 21A (9 mins), car use is very well catered for at Ten Bricket Road.

M25 MOTORWAY (21A)	09 MIN
M1 MOTORWAY (J6)	12 MIN
WATFORD	22 MIN
LUTON AIRPORT 150 Destinations	22 MIN
CENTRAL LONDON	44 MIN

A PRIME LOCATION FOR  
BUSINESS WITH ITS FAST  
ROAD CONNECTIONS WITH  
THE MAJOR MOTORWAYS ALL  
WITHIN A SHORT DRIVE.

## BE AT LONDON ST PANCRAS INTERNATIONAL IN 18 MINUTES

St Albans City rail station is also within a few minutes walk and provides direct access to London St Pancras International in only 18 minutes.

WEST HAMPSTEAD Underground	12 MIN
ST PANCRAS INT'L Eurostar, Underground	18 MIN
FARRINGDON Crossrail, Underground	22 MIN
LUTON AIRPORT 150 destinations	28 MIN
GATWICK AIRPORT 230 destinations	65 MIN

# 10 bricket road

ST ALBANS ■ AL1 3JX



CANMOOR



## TERMS

The property is available to let on a new full repairing and insuring lease on terms to be agreed.

## VAT

All prices quoted are exclusive of vat, which may be chargeable.

## VIEWING

Strictly by prior appointment through the joint sole agents.

[10BRICKETROAD.COM](http://10BRICKETROAD.COM)



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