

10 bricket road

ST ALBANS ■ AL1 3JX



50%
PRE-LET
TO AECOM



REDEVELOPED PRIME OFFICE



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.

INDICATIVE CGIS OF TYPICAL TENANT CATEGORY B FITOUT

- 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

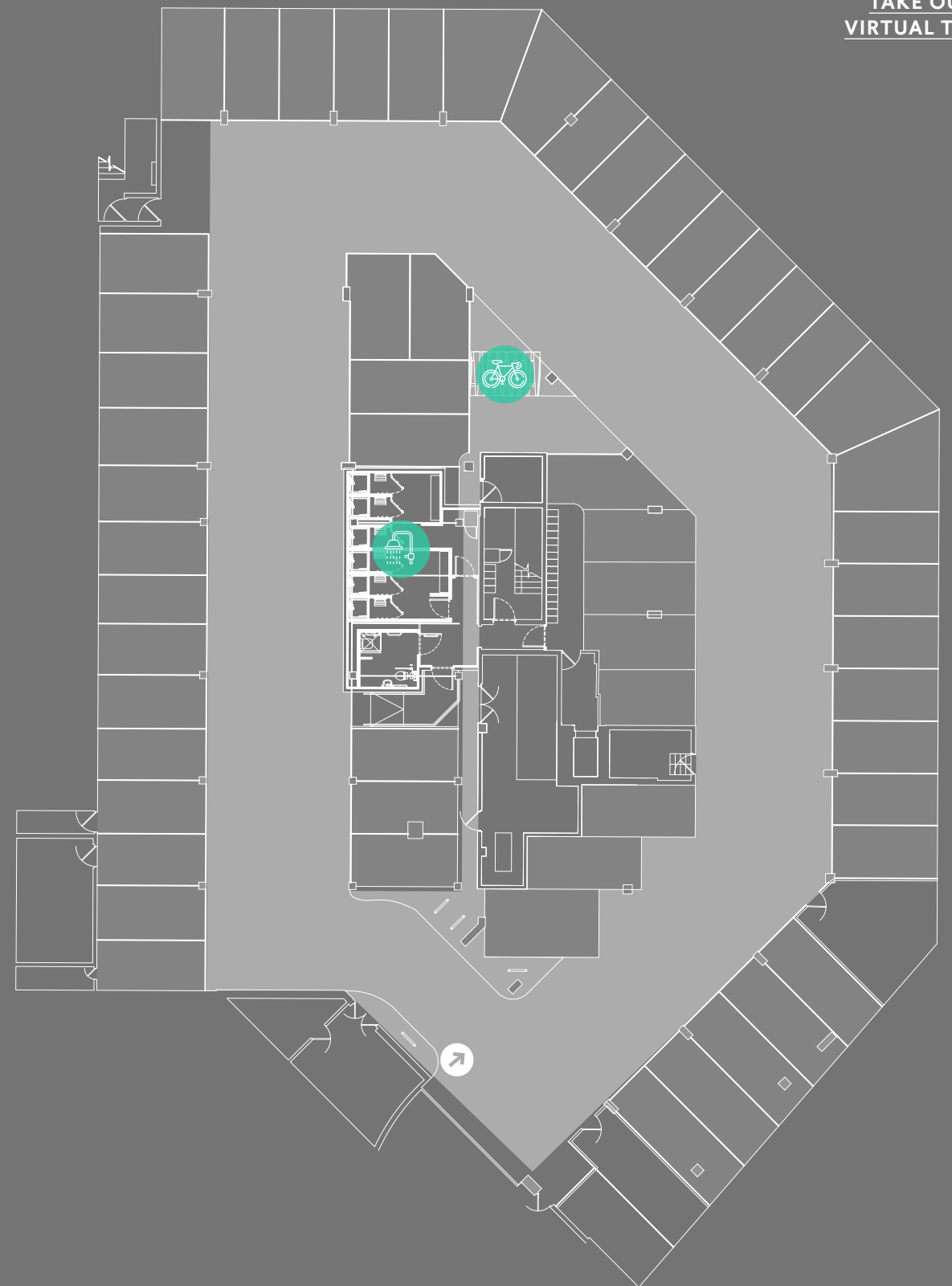
INDICATIVE CGIS OF TYPICAL TENANT CATEGORY B FITOUT

17 GROUND LEVEL PARKING SPACES

56 BASEMENT LEVEL PARKING SPACES



[CLICK HERE TO
TAKE OUR
VIRTUAL TOUR](#)

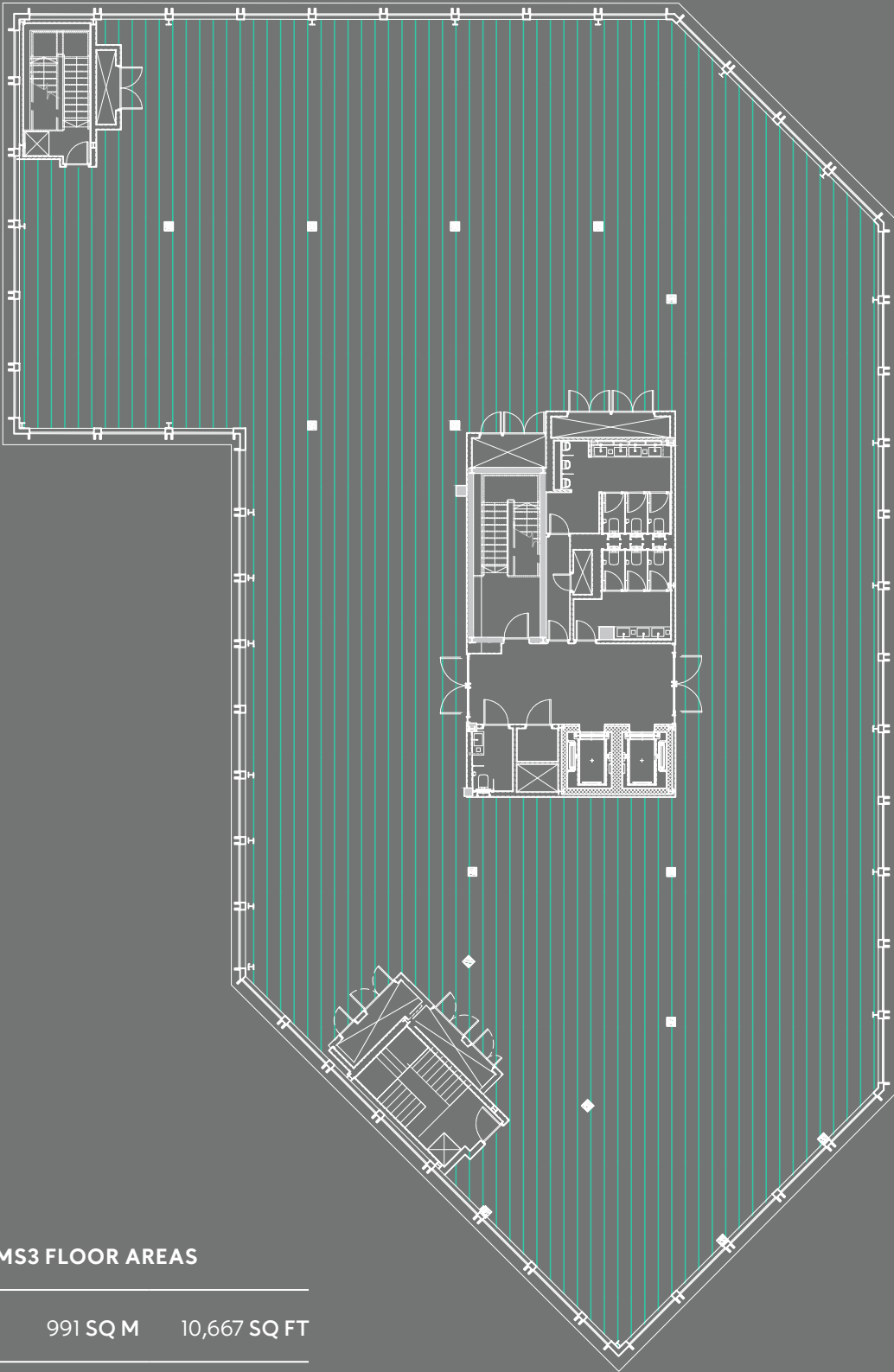


AND 1:593
PARKING RATIO

THIRD FLOOR



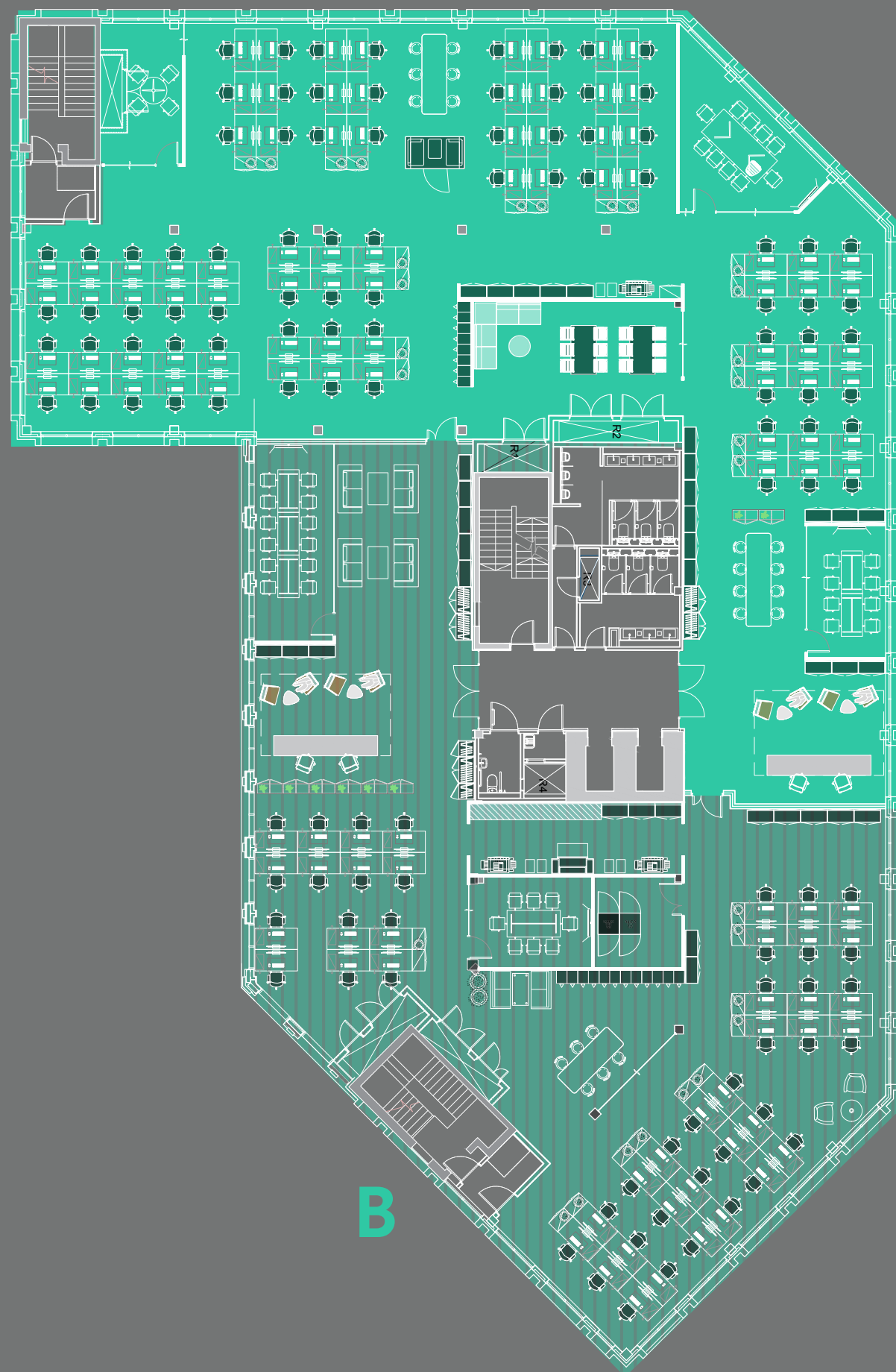
SECOND FLOOR



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

A



B

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

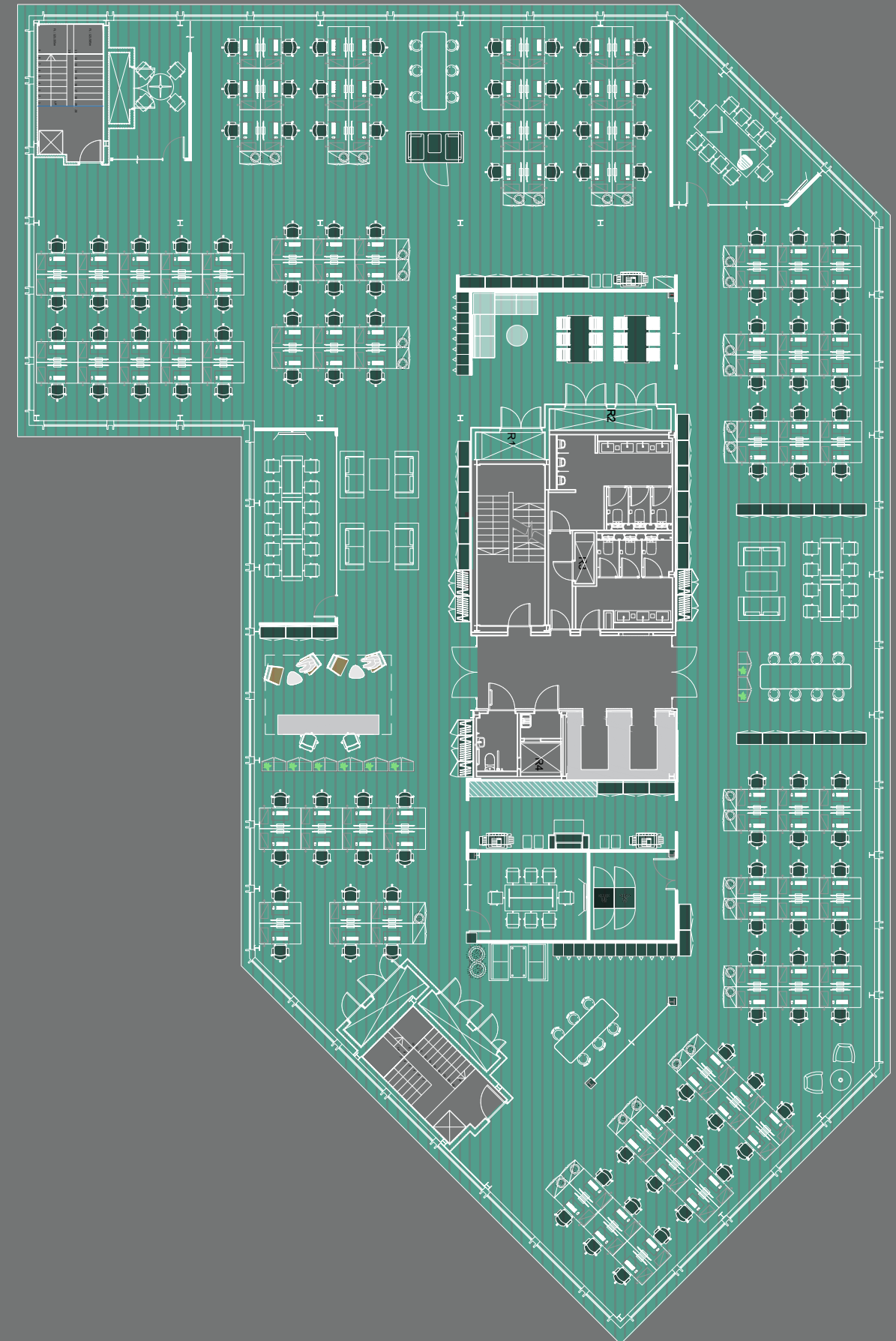
1 meeting room accommodating 10-12 people

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 tCO₂e 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 ₂ e/m ²)
1st	Stage 5 - Bricket Road	A+ (97)
2nd	2030 LETI - New Build	C (228)
3rd	Current Avg	G (618)



ON SITE SHOWERS



DAILY MONITORING OF BUILDING DATA



REAL TIME BUILDING ENERGY USAGE



BMI SYSTEM TO MAXIMISE BUILDING EFFICIENCY



DESIGNED TO BREEAM EXCELLENT AND EPC B



ELECTRIC VEHICLE CHARGING



FULLY ELECTRIC BUILDING (NO GAS BOILERS)



OCCUPIER SHOWER AND BIKE STORE FACILITIES



6 ELECTRIC VEHICLE CHARGING POINTS



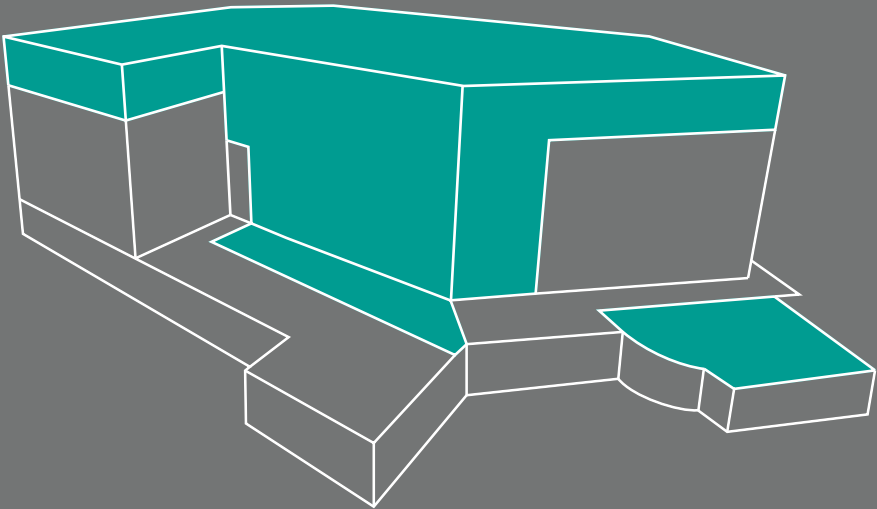
COMMUNAL OUTDOOR AREAS



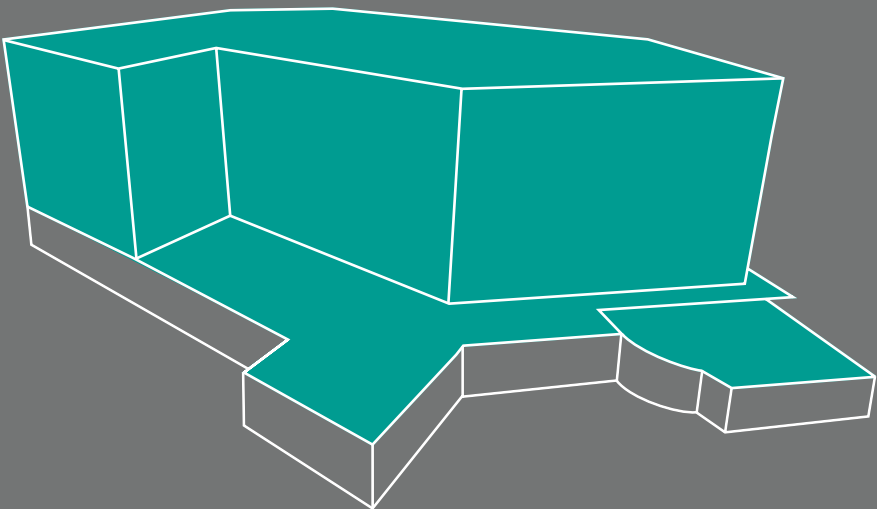
LED LIGHTING WITH PIR SENSOR ACTIVATION

PROPOSED SCHEMES

CURRENT SCHEME
Refurbishment & Vertical Extension



NEW-BUILD SCHEME
Alternative Scheme



ESTIMATED EMOIDIED CARBON (TCO₂e)
MODULES A1 - A5 AND A - C

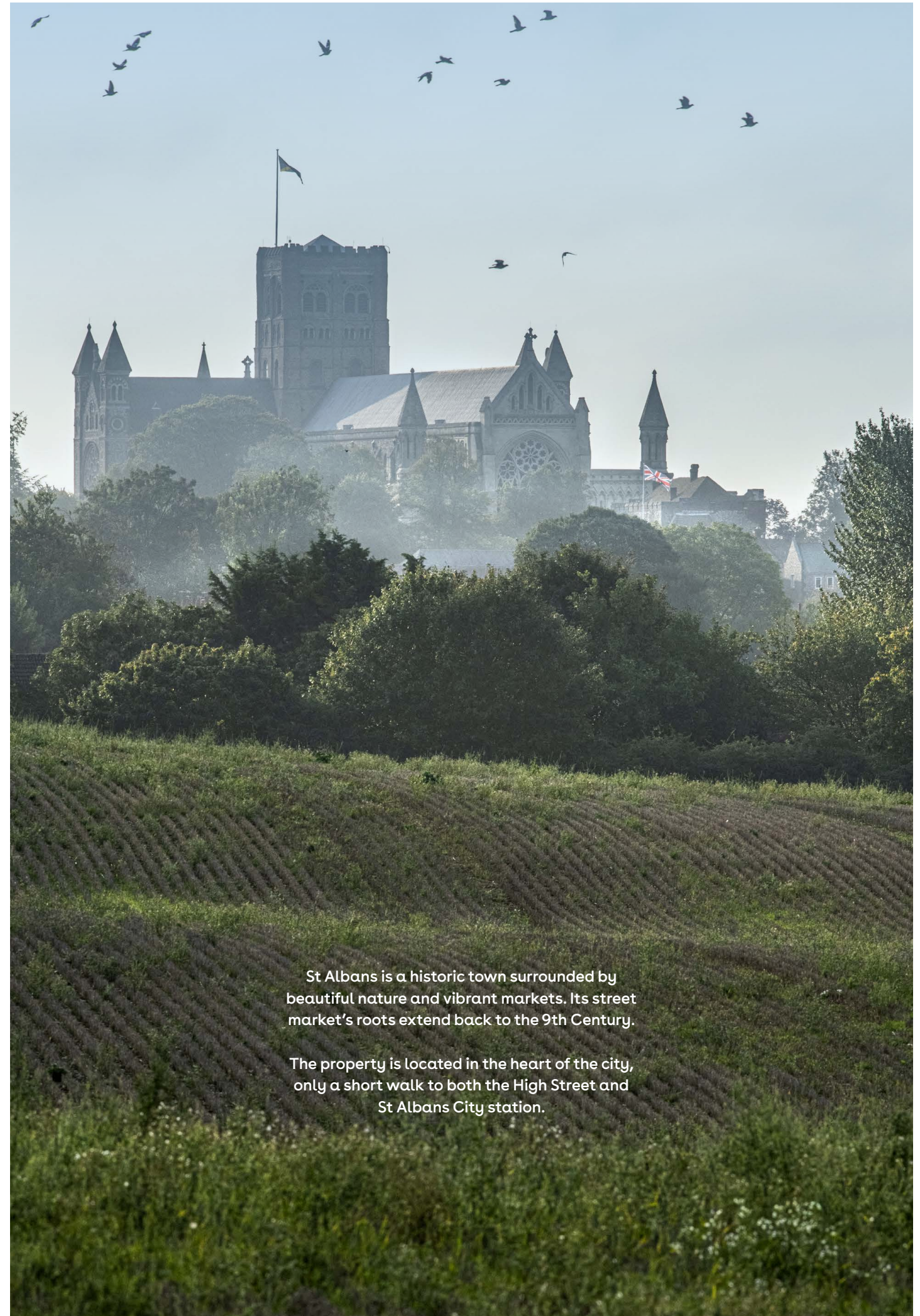






ST ALBANS

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.



LIFESTYLE

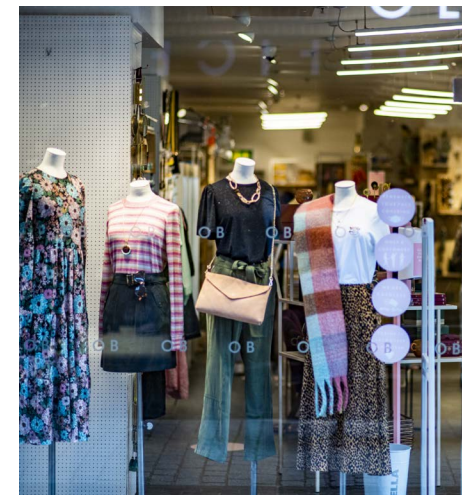
WITH ENDLESS OPPORTUNITY TO EXPLORE

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.

& 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 independant stores and boutiques specialising in jewellery, fashion, beauty, home style and gifts.





LIFESTYLE

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

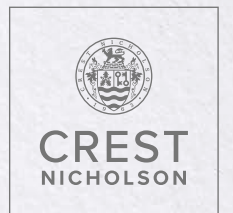


 **PREMIER
FOODS**

SKECHERS

bre

LUXOTICA



**BURTON'S
BISCUIT CO**



Deloitte.

AECOM

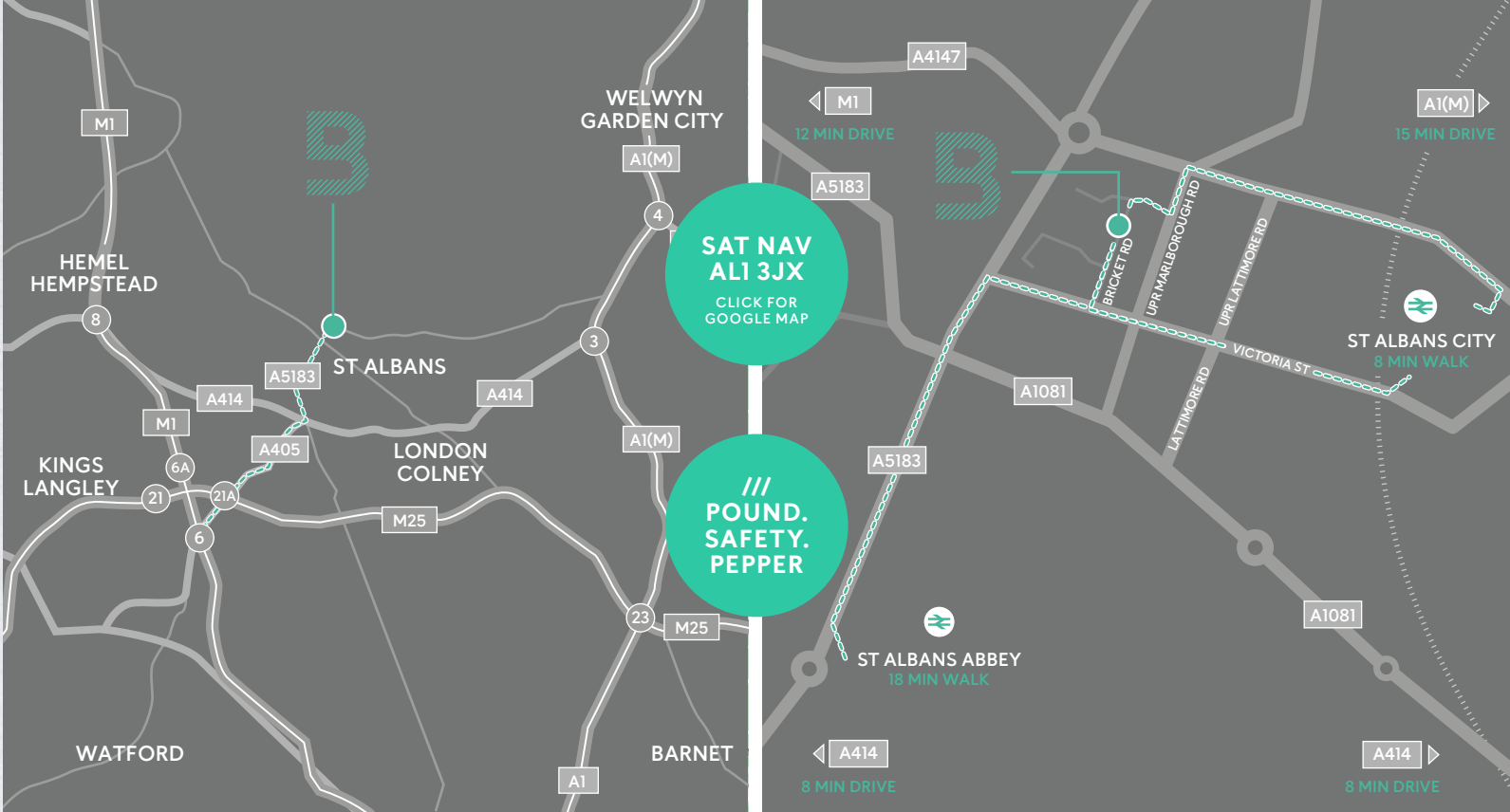
RICOH



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

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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

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