



# Churchill House

26-30 UPPER MARLBOROUGH RD  
ST ALBANS AL1 3UU







### Churchill House

Churchill House has undergone a comprehensive refurbishment programme to deliver a bold and contemporary space to work.

The double height reception has been enhanced with a striking new art installation and waiting area. The communal garden has also been landscaped with the inclusion of a state-of-the-art meeting pod

which will provide an ideal space for meetings and relaxation.

Alongside the improvement of the shower and W/C facilities, the part First Floor has also undergone a significant Cat A refurbishment, with new raised access flooring, VRF air conditioning and lighting.



### First Floor











Newly refurbished office floor specification



Full access raised floor



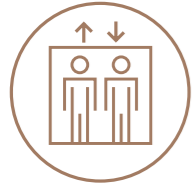
VRF air conditioning



LED lighting



1:229 sq ft car park ratio



2 x 8 person passenger lifts



Refurbished W/C's and showers



Landscaped communal garden with meeting pod



EPC rating B



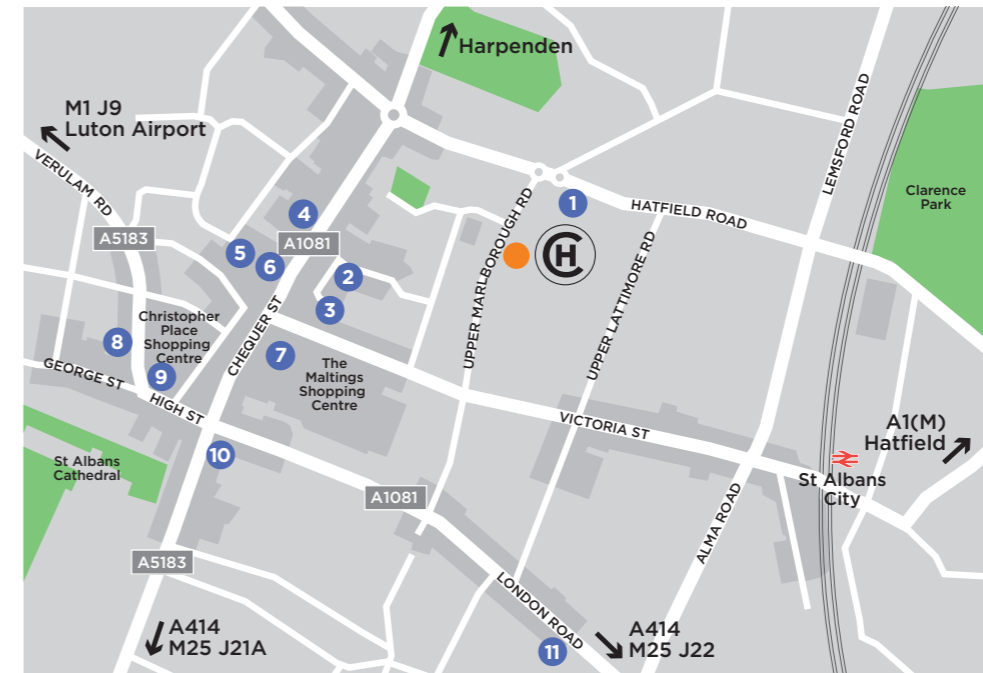
Local Amenities

St Albans benefits from a variety of excellent restaurants and pubs within the town centre, with fine dining at the Ivy drinks at the many pubs and bars that are on offer including: The Peahen, MUST and The Kings Arms. There is also the opportunity to enjoy global street food on market days.

St Albans is an established shopping destination, providing an array shops from high street names to unique boutiques. There are several independent retailers, specialising in fashion, home style and jewellery.

Churchill House is well positioned close to several leisure centres, providing swimming pools and gym facilities. Westminster Lodge Leisure Centre and Cotlandwick Leisure Centre are only 8 minutes by car.

St Albans has several green spaces to enjoy such as Verulamium Park (20 minutes walk), Clarence Park (11 minutes walk) and Bernard Heath (15 minutes walk).



Situation

Churchill House is in the heart of the city, within a 5 minute walk of both the High Street and St Albans City station.

Nearby amenities include:

1. The Mermaid
2. Waterend Barn - JD Wetherspoon
3. Slug & Lettuce
4. Tesco Express
5. M&S
6. Pret a Manger
7. Costa Coffee
8. The Ivy
9. Fitness First
10. Peahen
11. Odyssey Cinema





