

CLOOCK

HOUSE

COURT

Two best in class fully-fitted
office suites remaining,
parking available.

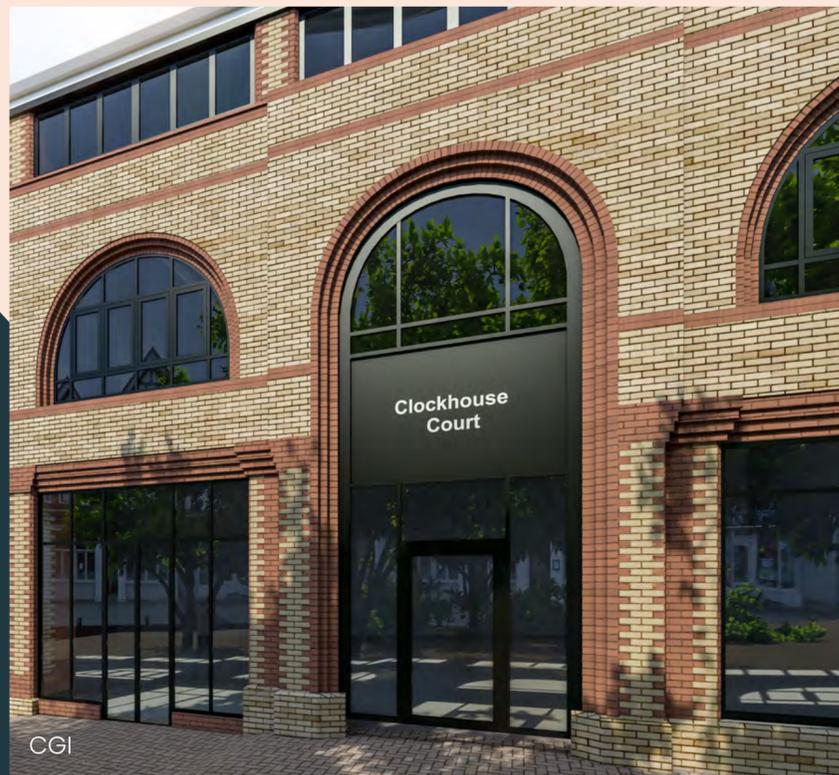
5-7 London Rd, St Albans AL1 1LA

UNIQUE OFFICES IN THE HEART OF ST ALBANS

A comprehensively refurbished, fully-fitted Cat B office space with parking spaces available for both suites.

Clockhouse Court provides modern interior design-led offices, offering communal space for both formal and informal meetings that reflect today's working practices.

Additional Managed Services Option: Occupiers will have the option to benefit from additional managed services, including daily office cleaning, provision of kitchenette supplies and waste/recycling management and disposal.



CGI

Specification:



Fully fitted offices



Car parking



Free access to Northtree
Net Zero Tool Kit



Naturally ventilated
and VRF A/C



Meeting rooms,
breakout spaces



Gym membership
discount



Fast and secure
Wi-Fi ready fitted.
1 Gbit fibre backbone



EPC Rating B electricity
procured through green
tariff, no gas



Fitted kitchen with tea
& coffee points



Energy-efficient
lighting



SPACE PLANS

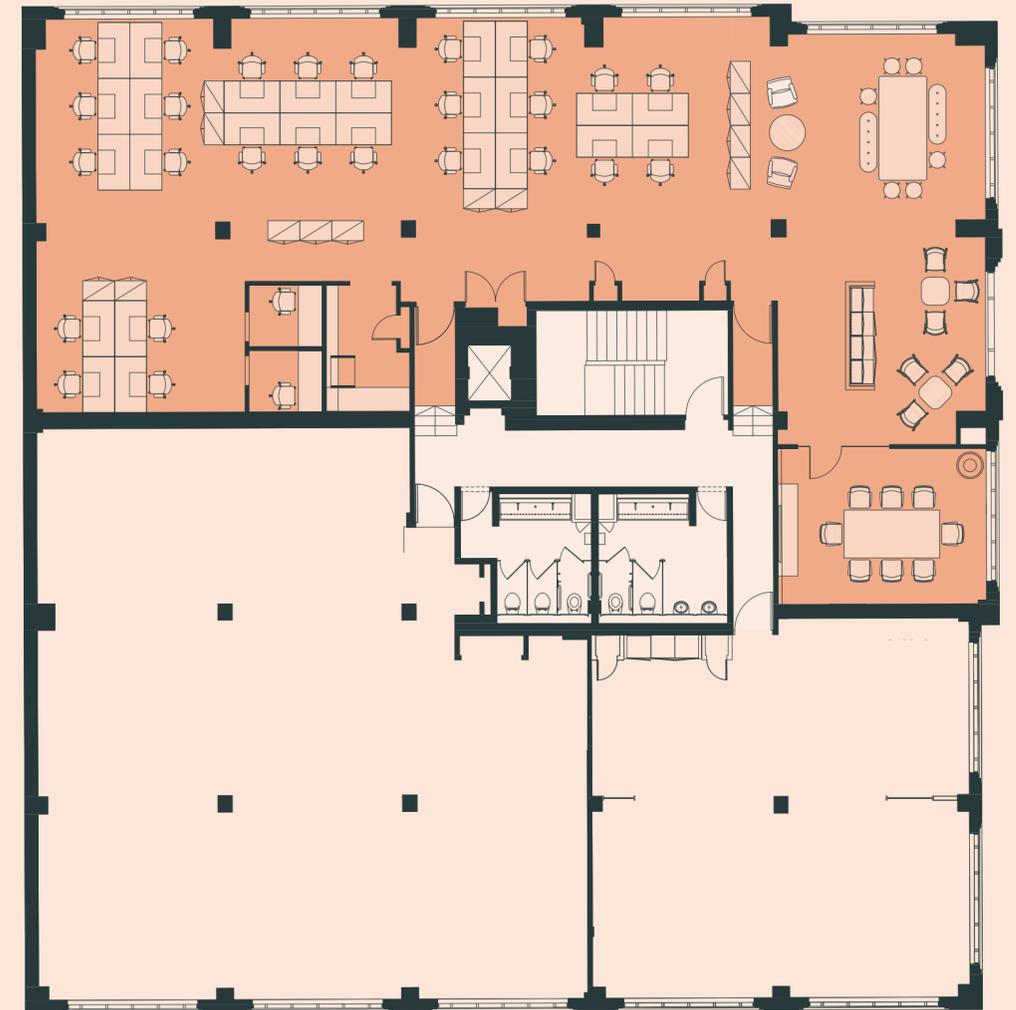
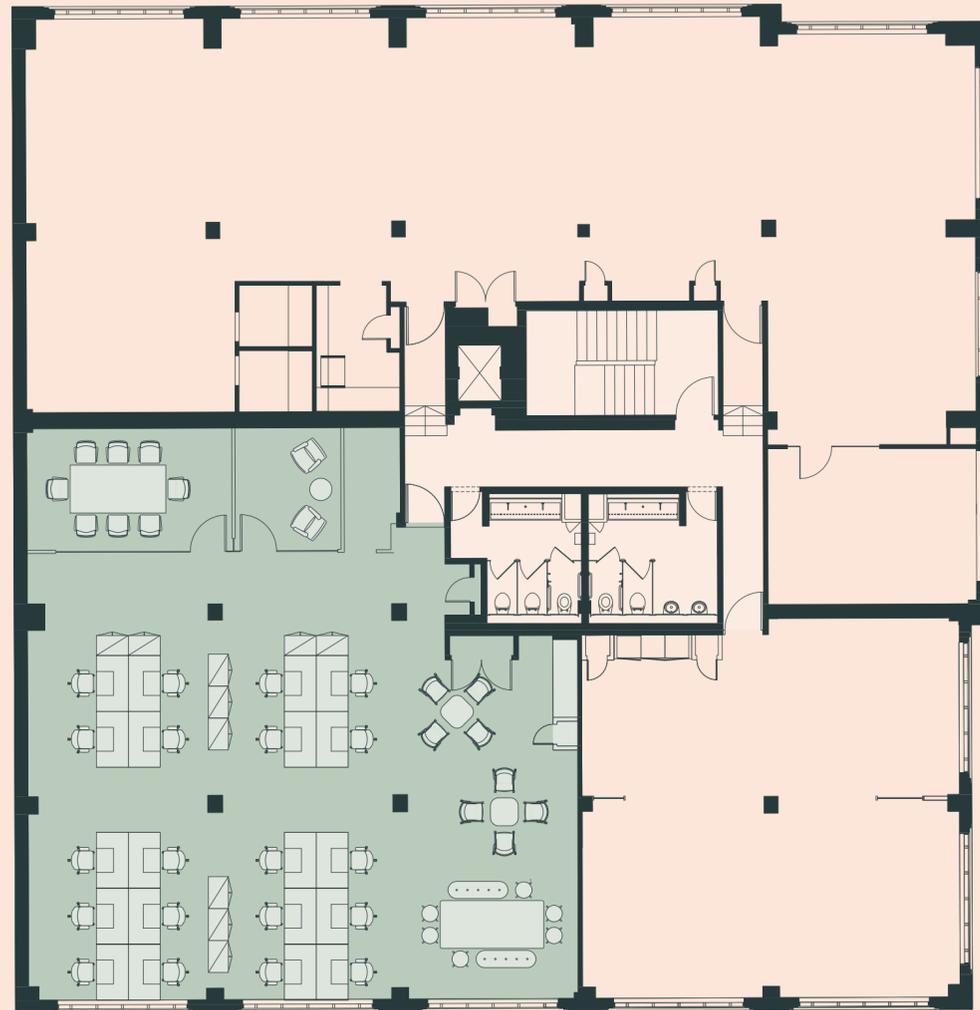
First Floor

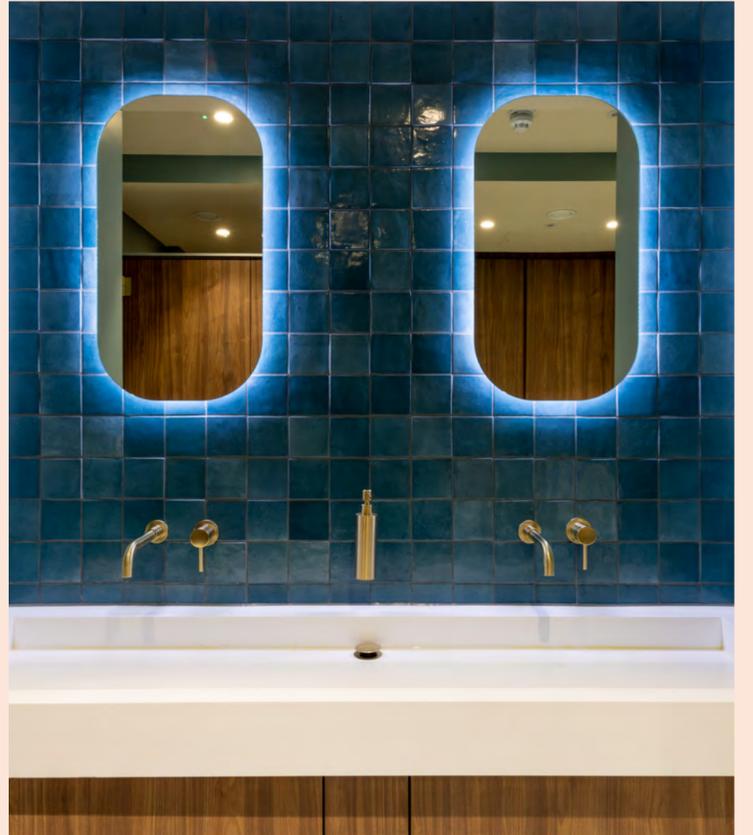
● Suite 2 / 18 - 26 people

- 1 x 12 person board room
- 1 collaboration space
- 1 break out area
- 4 parking spaces

● Suite 3 / 24 people

- 2 Focus rooms
- 1 Collaboration space
- 1 Break out area
- 1 Meeting room
- 6 parking spaces

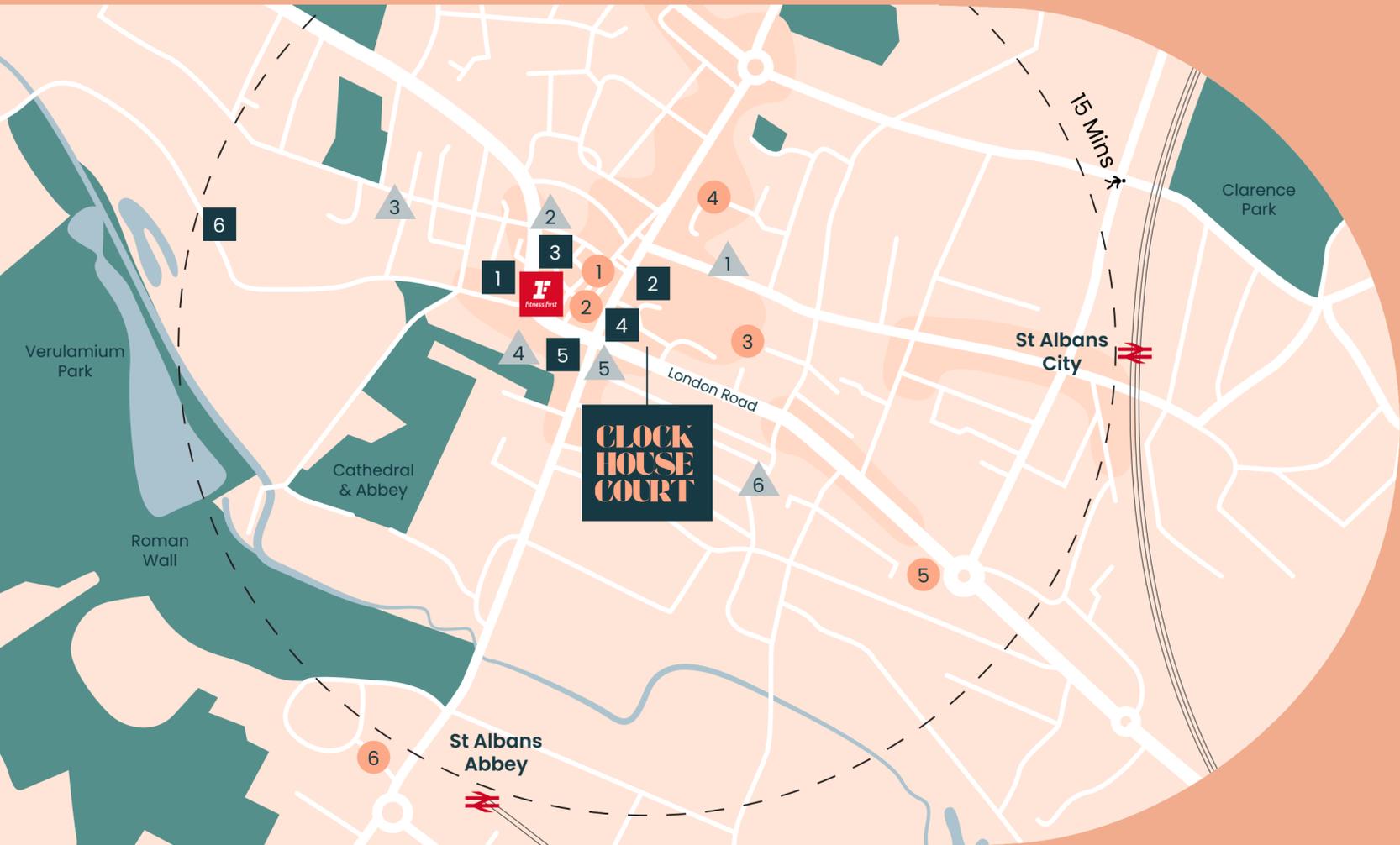




LOCATION

 20 mins by train to london

 Nearby motorway access to M1 & M25



Restaurants

1. The Ivy
2. Megan's
3. Wagamama
4. Bill's
5. Côte Brasserie
6. St Michael's Manor

Drinks

1. Slug & Lettuce
2. Punchin' Palooka
3. The Verulam Arms
4. Mad Squirrel Tap
5. The Peahen
6. White Hart Tap

Shopping & Entertainment

1. Christopher Place Shopping Centre
2. Anthropologie
3. The Maltings Shopping Centre
4. Alban Area
5. Odyssey Cinema
6. Abbey Theatre

SUSTAINABILITY

At Northtree, our mission is to meet tenant demand for quality space, whilst also making existing buildings more sustainable and beneficial to local communities and economies.

As part of our ESG strategy, Northtree are committed to reducing greenhouse gas emissions and working with tenants to operate their property as efficiently and cost effectively as possible. To help us achieve this, we're using technology to monitor patterns of energy use in Clockhouse Court. As tenants, you will have free access to this platform, giving you full visibility over your energy consumption and a direct dialogue with our Head of ESG to help all tenants meet their sustainability goals. The Cat A+ fit-out at Clockhouse Court was designed with circular principles in mind, incorporating vintage and upcycled furniture and finding new homes for the old furniture with local charities.

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