

CLOCK

HOUSE

COURT

One best in class fully fitted
office suite remaining for
modern business needs

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 remodelled reception.

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.



Specification:



Fully fitted offices



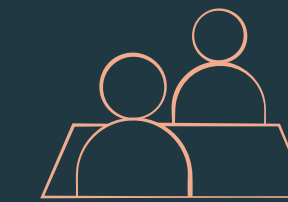
Car parking



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 Gbt fibre backbone



EPC Rating B electricity procured through green tariff, no gas



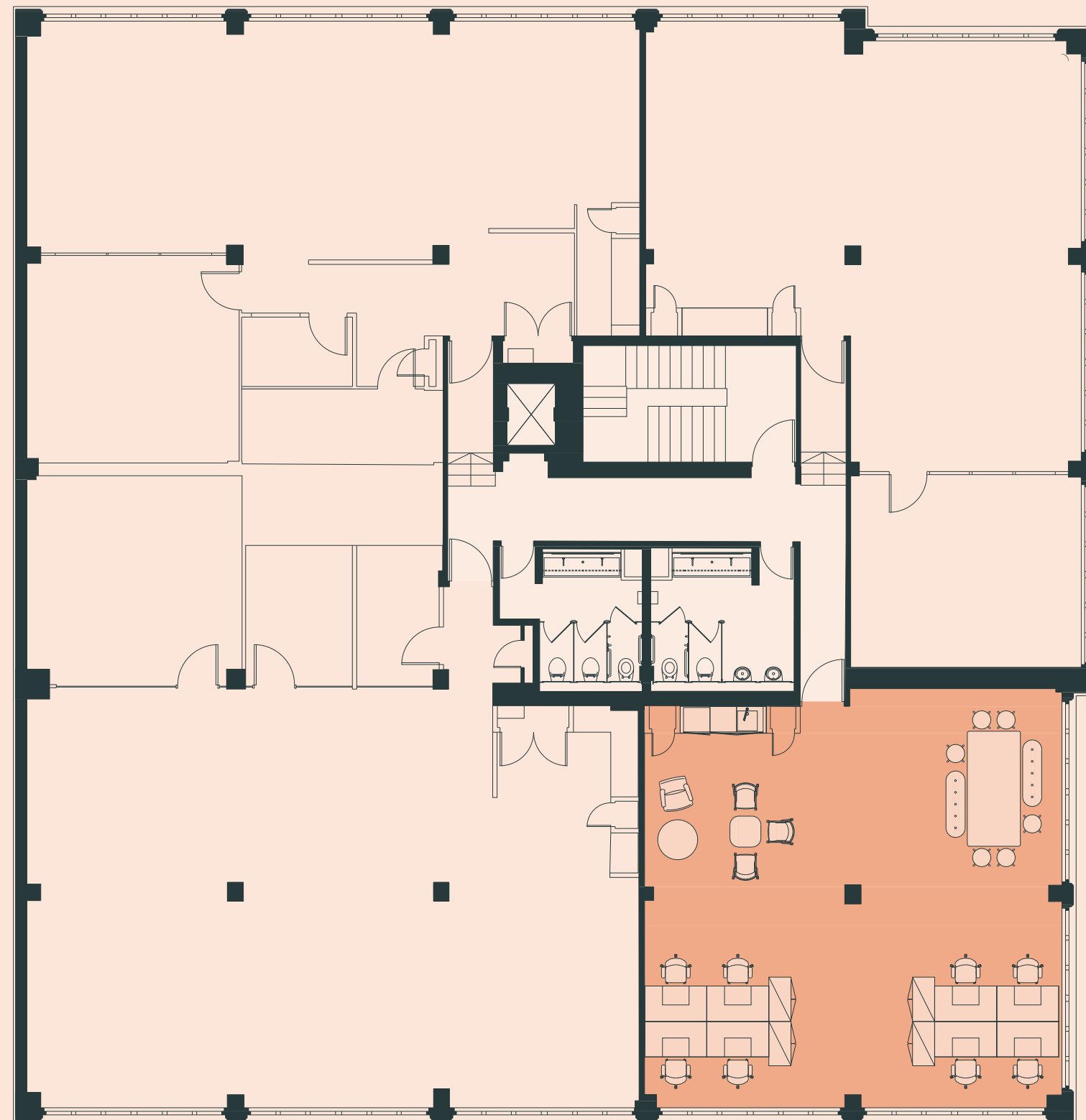
Fitted kitchen with tea & coffee points



Energy-efficient lighting



SPACE PLAN



Second Floor: Suite 5 - 8 Person Office

- 1 collaboration space
- 1 break out area
- 4 parking spaces



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.



northtree 



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 **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

www.clockhousecourt.com

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