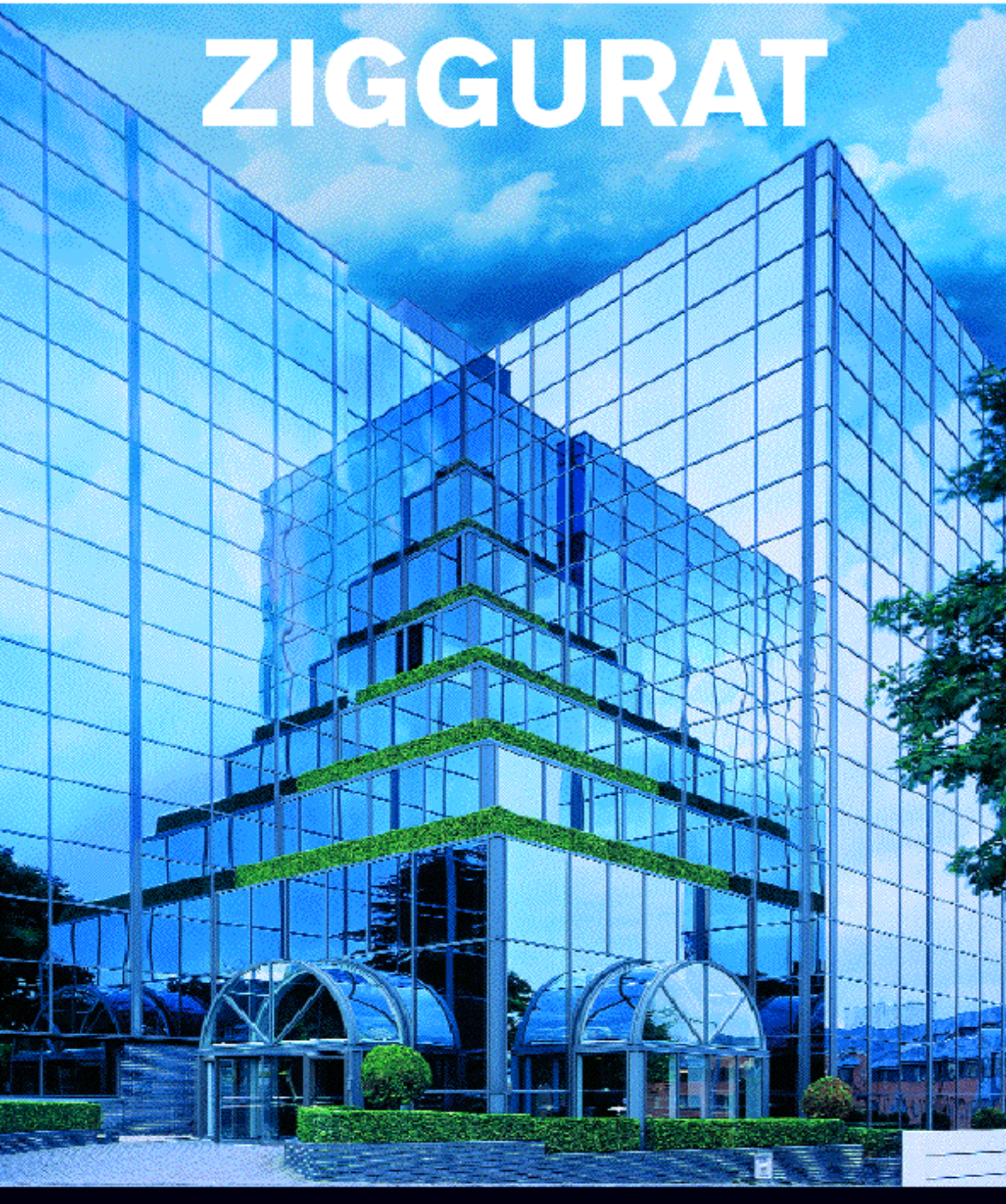


ZIGGURAT

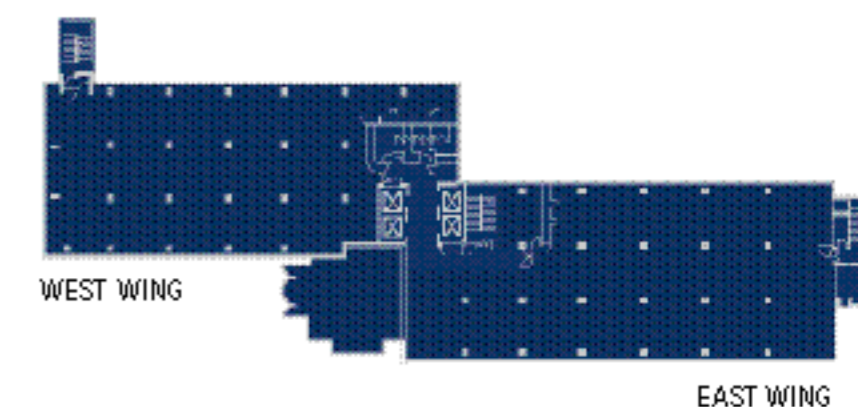


HIGH QUALITY OFFICE SUITES IN A LANDMARK HEADQUARTERS BUILDING

Ziggurat comprises some 8,500 sq.m. (91,485 sq.ft.) of high quality offices on ground and seven upper floors. This prominent building takes its name from the distinctive Ziggurat style glass reception which rises to the 6th storey. The floors offer flexible open-plan space with excellent natural light and all modern amenities.

Ziggurat occupies a prominent location on Grosvenor Road, close to St. Albans City Railway Station and the retail and commercial facilities of the city centre.

TYPICAL FLOOR LAYOUT PLAN



SPECIFICATION

- Fully accessible raised floors.
- Four pipe fan-coil air-conditioning.
- Carpet tiles throughout.
- Suspended ceilings with Category II lighting.
- Double glazed solar control glass.
- Four 13 person passenger lifts.
- Male and female W.C.'s to each floor.
- 24 hour security with CCTV system.
- Computerised (STAEFA) building management system.
- Surface car parking for a minimum of 214 cars.
- On-site Building Manager and full range of management services.

AVAILABLE SUITES

GROUND FLOOR, WEST WING:	540.79 sq. m. (5,820 sq. ft.)
SECOND FLOOR, EAST WING:	521.23 sq. m. (5,610 sq. ft.)
SIXTH FLOOR, WEST WING:	493.36 sq. m. (5,310 sq. ft.)

ST. ALBANS HERTFORDSHIRE



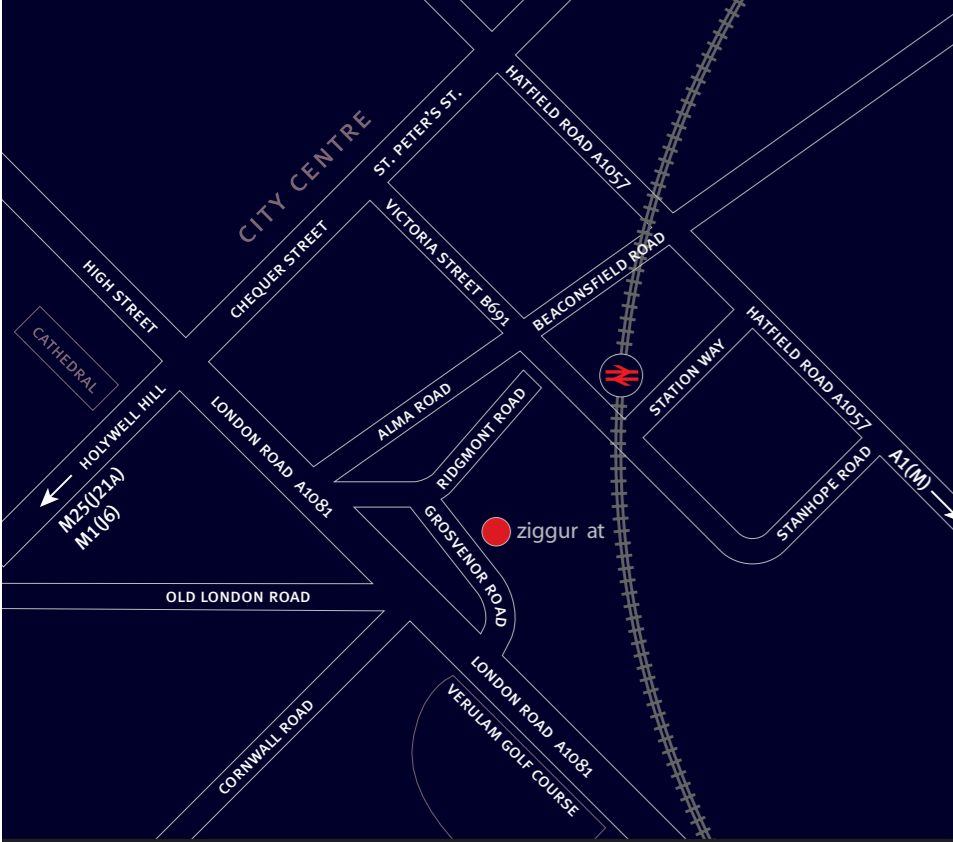
www.ziggurat-stalbans.co.uk



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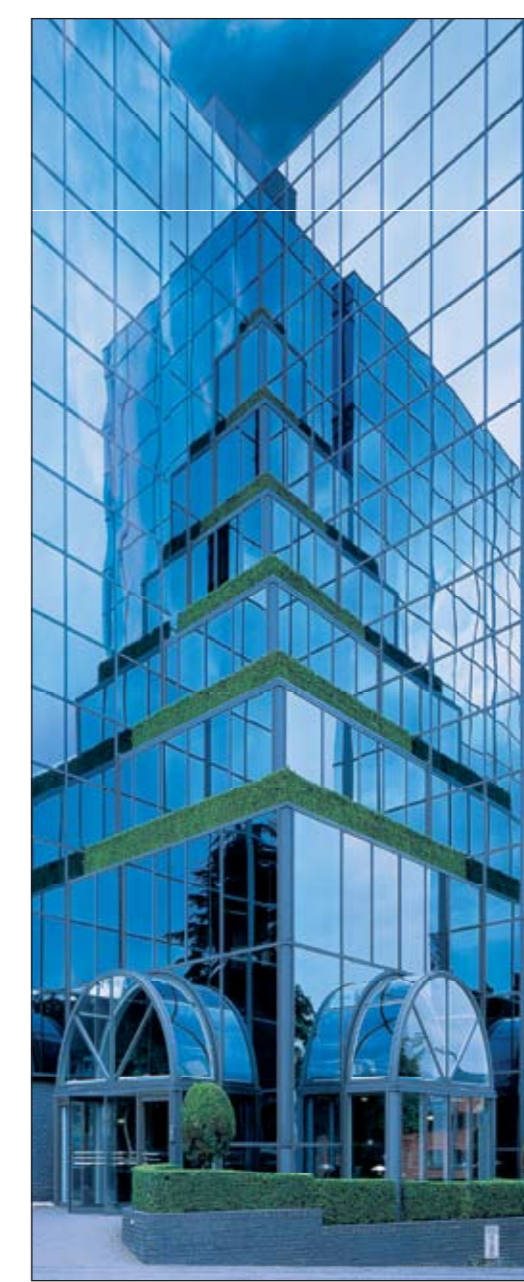


www.ziggurat-stalbans.co.uk



HIGH QUALITY OFFICE SUITES IN A LANDMARK HEADQUARTERS BUILDING

ZIGGURAT SIEGENBÄL



COMMUNICATION

By Road	
M1, A1(M) & M25	5 miles
London	24 miles
By Rail	
St. Pancras International	20 minutes
Moorgate	28 minutes
Blackfriars	31 minutes
London Bridge	39 minutes
By Air	
London Heathrow	26 miles
London Luton	9 miles
London Stansted	36 miles
Gatwick (by train)	69 minutes



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ST ALBANS HERTFORDSHIRE