

34

**CLARENDON
ROAD**

WATFORD, WD17 1JJ

HIGH QUALITY AIR-CONDITIONED OFFICE SUITES
WITH ON-SITE PARKING

SUITES AVAILABLE TO LET FROM
1,153 - 5,195 SQ FT (107 - 483 SQ M)

A CONTEMPORARY REFURBISHMENT

34

CLARENDON
ROAD



34 Clarendon Road is located on Watford's main office street midway between Watford Junction station and the High Street retail and leisure facilities.

The offices and common parts have been refurbished to a high standard.

WATFORD'S PRIME BUSINESS LOCATION

Clarendon Road is Watford's principle town centre office location leading from the High Street to Watford Junction Station. The street was upgraded by Watford Council at a cost of £10.1m and has been chosen as an office location by TJX, KPMG, PWC, Ralph Lauren, Allwyn and Epson.



34

CLARENDON ROAD

HOLIDAY INN



WATFORD JUNCTION

Journey time to London Euston from 15 minutes

CLARENDON ROAD

BLA BLA CAFÉ

LEONARDO HOTEL

SAINSBURY'S

ATRIA WATFORD

Retailers include:

- | | | |
|---------------|-------------------------|-----------------|
| Retail | Food & Drink | Leisure |
| Apple | Cassio Lounge | Boom Battle Bar |
| Boss | Costa | Cineworld |
| Hollister | Cote Brasserie | Escape House |
| JD Sports | Las Iguanas | Hollywood Bowl |
| M&S | Pizza Express | Puttshack |
| Next | Starbucks | |
| New Look | The Beech House | |
| Superdry | Yo! | |
| Uniqlo | | |

PALACE THEATRE

PRET

STARBUCKS

NRG GYM

HIGH STREET

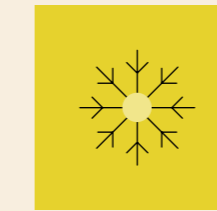
Tenants include:



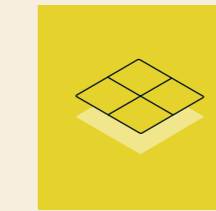
HIGH QUALITY OFFICES



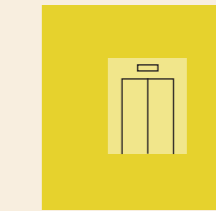
AMENITIES



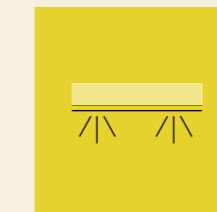
New VRV
air conditioning



Raised floors



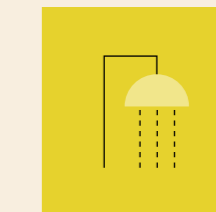
13 person
passenger lift



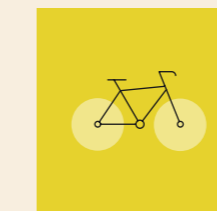
Suspended ceiling
with LED lighting



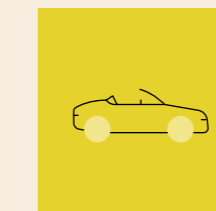
Male, female &
disabled WCs



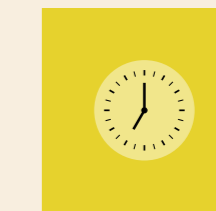
Shower facilities



Cycle storage



On-site parking



24 hour access

ACCOMMODATION

| | | | |
|------------------|-------------|------------|--------------|
| Suite 1.2 | 2,168 sq ft | 201.4 sq m | 4 car spaces |
| Suite 1.3 | 3,027 sq ft | 281.2 sq m | 6 car spaces |
| Suite 3.5 | 1,153 sq ft | 107.2 sq m | 2 car spaces |

Approximate IPMS3 floor areas.



PERFECTLY SITUATED

Watford is situated 17 miles North West of Central London and adjoins the M1 and M25 motorways. The town centre has a wide range of retail, leisure and hotel facilities.



TRAVEL TIMES

| By Rail (Watford Junction) | | By Underground (Watford) | | By Road | |
|----------------------------|------|--------------------------|------|-------------------|-------|
| | Mins | | Mins | | Miles |
| London Euston | 15 | Wembley Park | 26 | M1 (Junction 5) | 1.9 |
| Milton Keynes | 22 | Baker Street | 40 | M25 (Junction 19) | 3.6 |
| Clapham Junction | 41 | King's Cross St Pancras | 44 | Luton Airport | 18 |
| Birmingham New Street | 69 | Moorgate | 50 | Heathrow Airport | 22 |
| | | | | Stansted Airport | 46 |



34

CLARENDON ROAD

WATFORD, WD17 1JJ



FURTHER INFORMATION

TERMS

Upon application.

VIEWING

Strictly by appointment through the joint agents.

Claudio Palmiero
07896 205 786
claudiopalmiero@brayfoxsmith.com

Paul Smith
07730 816 995
paulqsmith@brayfoxsmith.com

Paul Felton
07802 861528
paul.felton@stimpsons.co.uk

Philip Cook
07801 098097
philip.cook@stimpsons.co.uk

