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**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

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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.



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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

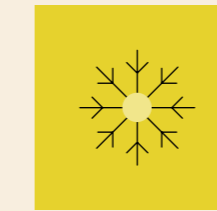
Tenants include:



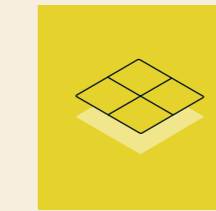
# HIGH QUALITY OFFICES



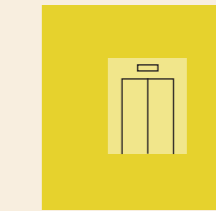
## AMENITIES



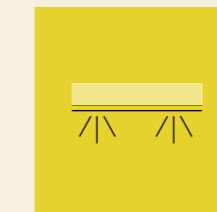
New VRV  
air conditioning



Raised floors



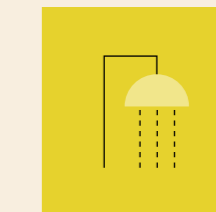
13 person  
passenger lift



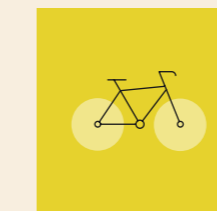
Suspended ceiling  
with LED lighting



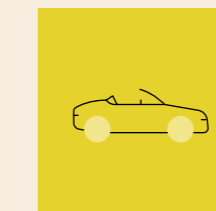
Male, female &  
disabled WCs



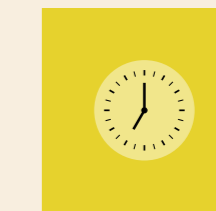
Shower facilities



Cycle storage



On-site parking



24 hour access

## ACCOMMODATION

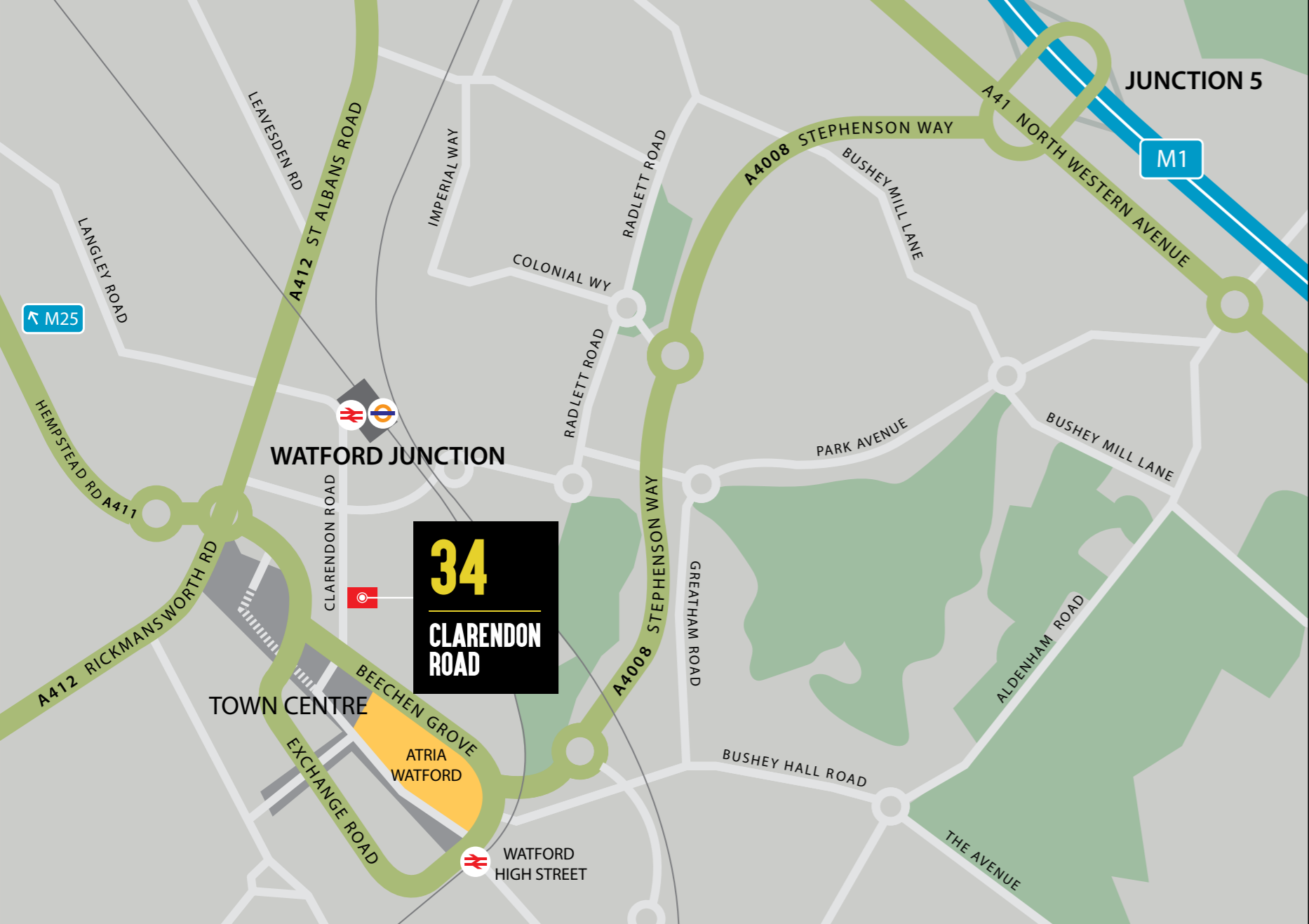
<b>Suite 1.2</b>	2,168 sq ft	201.4 sq m	4 car spaces
<b>Suite 1.3</b>	3,027 sq ft	281.2 sq m	6 car spaces
<b>Suite 3.5</b>	1,153 sq ft	107.2 sq m	2 car spaces

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		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



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CLARENDON ROAD



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## 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](mailto:claudiopalmiero@brayfoxsmith.com)

**Paul Smith**

07730 816 995

[paulqsmith@brayfoxsmith.com](mailto:paulqsmith@brayfoxsmith.com)

**Philip Cook**

07801 098 097

[philip.cook@stimpsons.co.uk](mailto:philip.cook@stimpsons.co.uk)

**Graham Payne**

07801 098 096

[graham.payne@stimpsons.co.uk](mailto:graham.payne@stimpsons.co.uk)

