



# Clarendon Road

Watford  
WD17 1TX

# 31,689 SQ FT

## Grade A Office Space

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Located prominently on Watford's principal office pitch, Clarendon Road. The office is excellently positioned, equidistant between Watford Junction Station and Watford High Street, which provides the main retail and amenity provision.



*For illustrative purposes only*

# Watford

## Work Life Balance



Watford Palace Theatre



NRG 24 hr Gym



Cassiobury Park



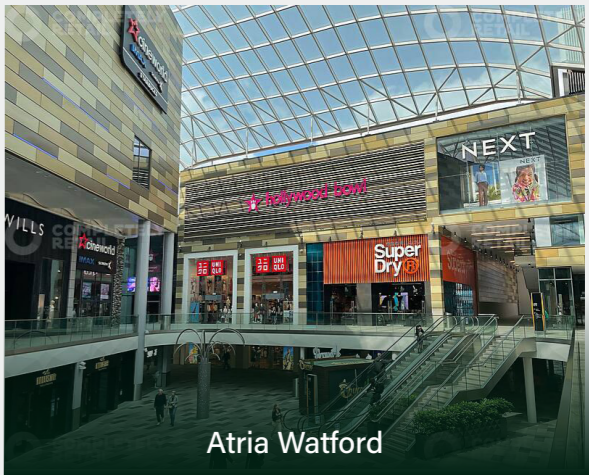
Warner Brothers Studio



Watford Market



The Florist



Atria Watford



The Beech House



Watford Football Club



The Grove Golf Club



Watford Junction Station



# Always Connected

## National Rail 155 trains per day

- Watford
- 15 mins London Euston

## Overground

- Watford High Street
- 25 mins Wembley Central
- 42 mins South Hampstead
- 49 mins London Euston

## Metro Line

- Watford
- 42 mins Baker Street
- 48 mins King's Cross St. Pancras
- 51 mins Farringdon
- 54 mins Moorgate
- 56 mins Liverpool Street
- 59 mins Aldgate

## By Car

## To the Airport by car

## On your Doorstep

- 6 mins M1 Motorway
- 8 mins M25 Motorway
- 21 mins M40 Motorway

- 23 mins London Luton Airport
- 25 mins London Heathrow Airport
- 50 mins London Stanstead Airport

- 3 mins Watford Market
- 6 mins Watford Junction
- 6 mins Cineworld
- 7 mins Sainsbury's
- 7 mins Astria Shopping Centre
- 8 mins Marks & Spencer
- 17 mins Cassiobury Park

# Prime Location with Leading Brands

The excellent combination of accessibility and amenity has helped attract a wide range of blue-chip companies to Clarendon Road.



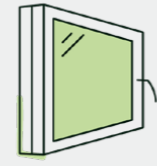
# Setting the Standard



Bio-diverse roof and garden sky terrace



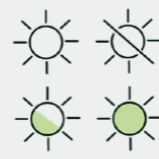
PVs



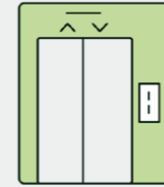
Enhanced glazing improves thermal performance



Reduced Heating & Cooling Demand



Photosensitive Dimming



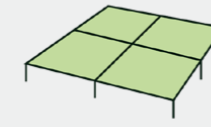
Energy Efficient Lifts



EV Charging Spaces



Gender neutral and disabled WCs



Fully accessible raised access floors



14 Basement Car Parking Spaces



WiredScore



Exceptional Green Spaces



Secure Cycle Provision



VRF Air Conditioning



Energy Efficient



LED Lighting with movement sensors



Exemplar Architecture



Secure bicycle parking spaces



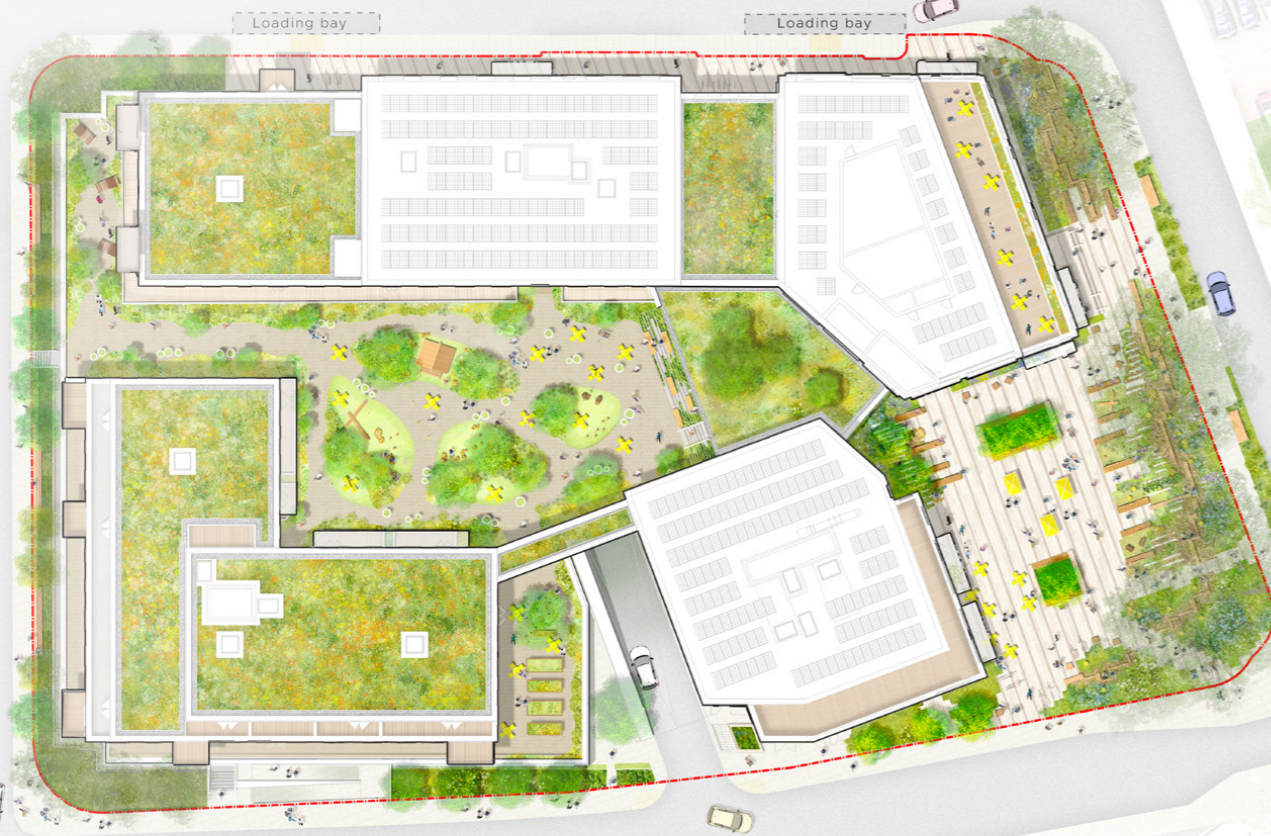
Target BREEAM Excellent



All Electric



EV Chargers in the Basement



For illustrative purposes only



The striking architecture and landscaped public realm provide an excellent sense of arrival for employees, clients and visitors. The office entrance opens directly on to the new Garden Square.



OFFICE

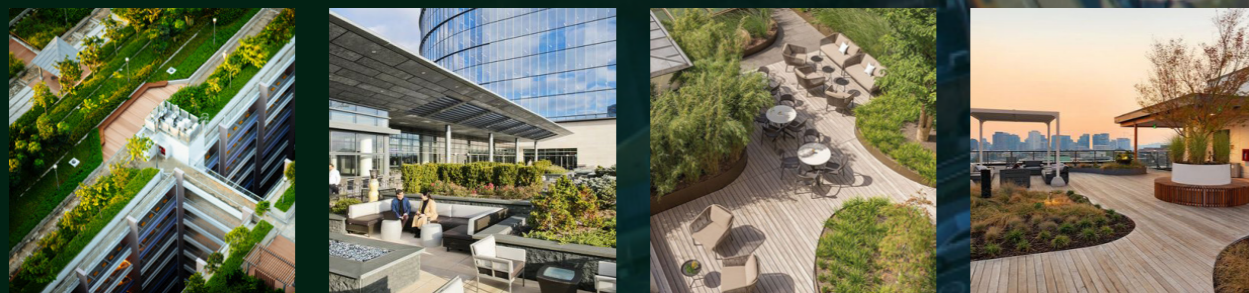
The Garden Square is nestled amongst a variety of diverse uses including the Office, Residential, Café and Convenience Retail. The Garden Square will include a series of Pocket Gardens which will offer restorative spaces for Office occupiers to relax and socialise.

*For illustrative purposes only*

# Best in Class Workspace

with Sky Terrace Access

5th Floor 1,345 sq ft Sky Terrace, with  
views along Clarendon Road.



*For illustrative purposes only*



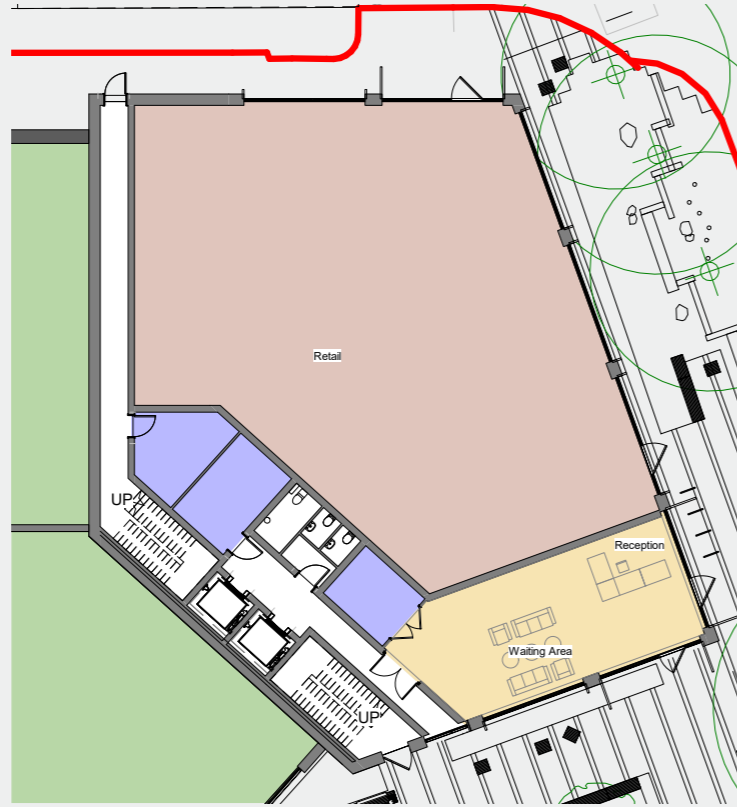
# Schedule of Accommodation

Floor	SQ M (GIA)	Ft <sup>2</sup> (GIA)	SQ M (NIA)	Ft <sup>2</sup> (NIA)
Ground Floor/ Reception	244	2626	0	0
First Floor	569	6125	463	4984
Second Floor	569	6125	463	4984
Third Floor	569	6125	463	4984
Fourth Floor	569	6125	463	4984
Fifth Floor	424	4564	319	3434
Fifth Floor Sky Terrace	125	1345	125	1345
<b>Total</b>	<b>2944</b>	<b>31689</b>	<b>2171</b>	<b>23368</b>

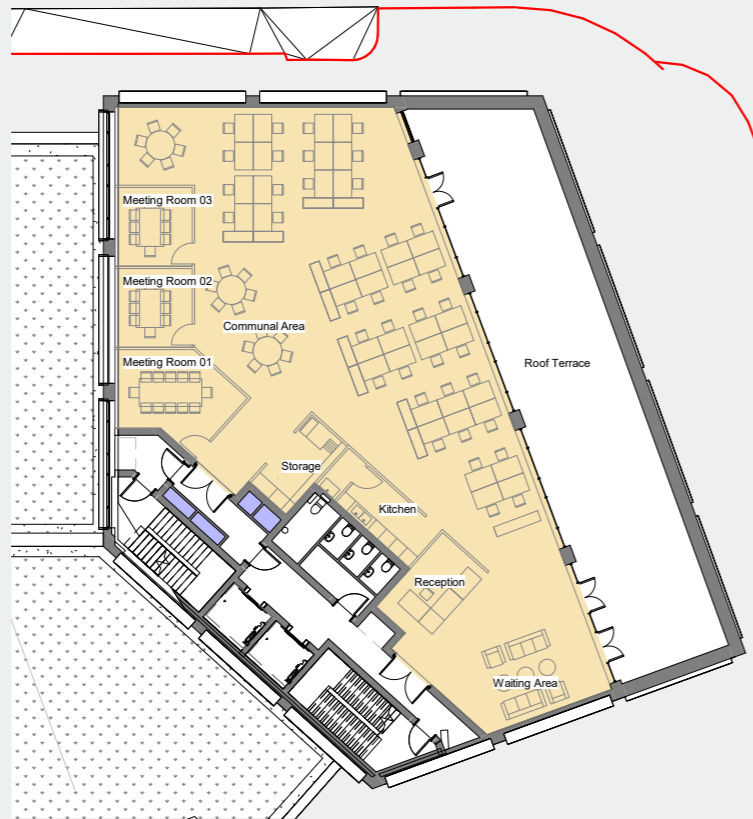


# Floorplan

Indicative Office Layout



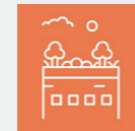
## Level 5



## Level 2



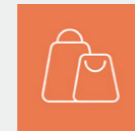
# Building Specification



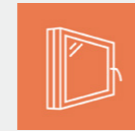
Sky Terrace



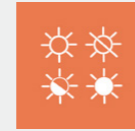
Gender Neutral Toilets



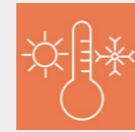
Ground Floor Convenience



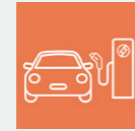
Enhanced Glazing with Improved Thermal Performance



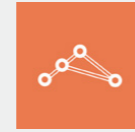
Photosensitive Dimming



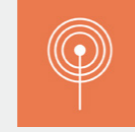
Reduced Heating and Cooling Demand



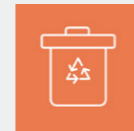
Electric Car Charging Spaces



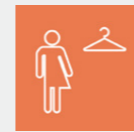
Improved Building Connectivity



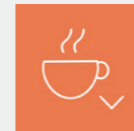
Improved Digital Infrastructure



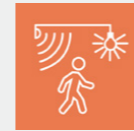
Bin Storage with Recycling and Non-Recycling



Changing Facilities



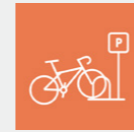
Ground Floor Café



LED Lighting with Movement Sensors



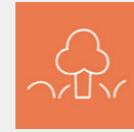
Energy Efficient Lift



Cycle Parking Spaces



Roof Mounted PVs



Public Realm Landscaping



# WHY

# 61 Clarendon Road



Brand new, best in class office



Within close proximity to the amenities Watford Town Centre



Access to sky terrace with views along Clarendon Road



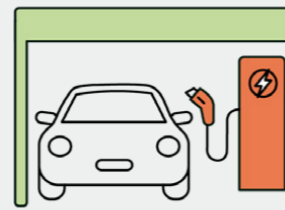
Targeting high ESG standards



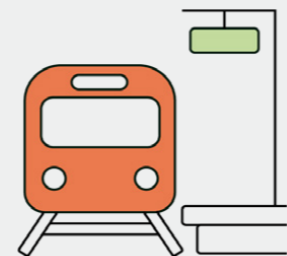
Access to landscaped public realm, including a series of pocket gardens



Amenity rich, inc. Ground Floor Café and Convenience Retail



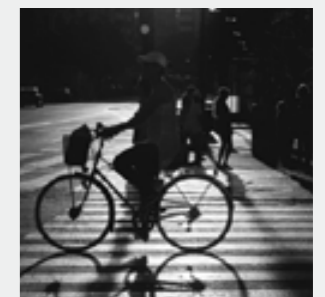
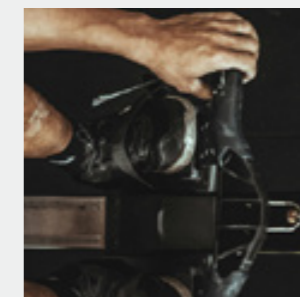
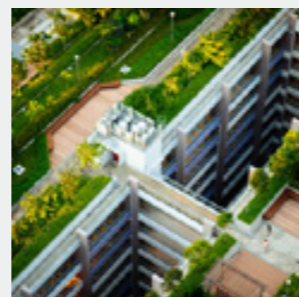
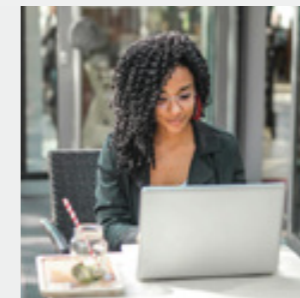
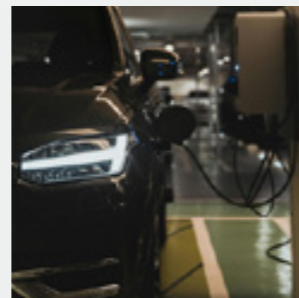
Secure basement car parking, with EV charging points



Located 150m from Watford Junction Station



# Project Timeline



# Contact

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