

28 CLARENDON ROAD,
WATFORD, WD17 1JJ



**Grade A town centre office accommodation
3,479 (323 sq m) to 8,580 sq ft (797 sq m)
To Let**



For further information please contact

BRAY FOX SMITH

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LOCATION

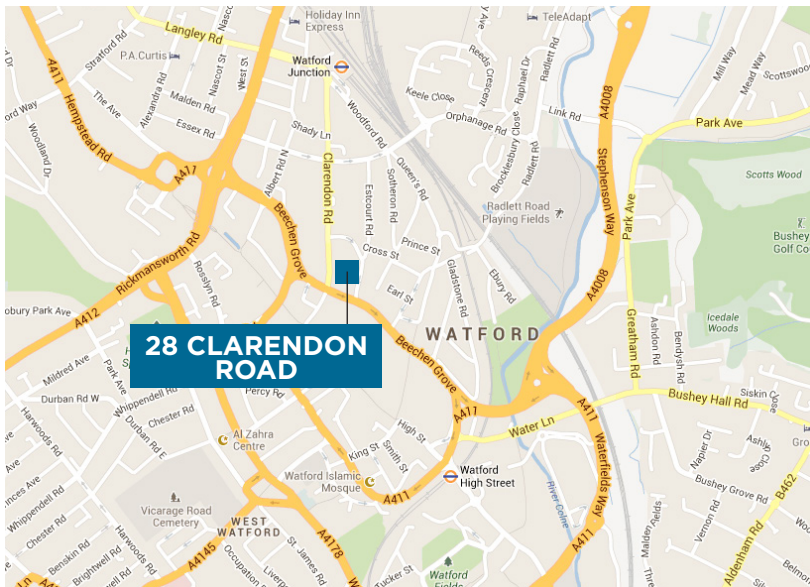
28 Clarendon Road is located within easy walking distance of Watford Junction Station, the High Street and the Atria Shopping Centre, the largest in Hertfordshire.

The town centre benefits from an outstanding range of shops, cafés and restaurants including Marks & Spencer, Sainsbury's, Beech House, Yo! and Wagamama.

Situated immediately opposite Leonardo Hotel and there are a further 4 hotels in the town centre all within walking distance. The Grove 5* hotel and golf complex is within 2 miles.

Watford benefits from a range of leisure facilities including golf courses, gymnasiums, swimming pools and a multi-screen cinema.

There are 9 car parks within a short walk.



DESCRIPTION

28 Clarendon Road is a high quality, energy efficient headquarters office building prominently situated in the main business area of Watford town centre.

SPECIFICATION

- VRF air conditioning
- LED lighting
- Fully accessible raised floors
- 2x10 person passenger lifts
- BREEAM rating 'Very Good'.
- EPC Rating: B(50)
- On-site car parking

ACCOMMODATION

The available accommodation comprises the ground and second floors.

| Floor | sq ft | sq m |
|--------------|--------------|---------------|
| Second | 5,101 | 473.90 |
| Ground | 3,479 | 323.21 |
| Total | 8,580 | 797.11 |

RENT

£31.00 per sq ft.

TERMS

The accommodation is available on a floor-by-floor basis on a new full repairing and insuring lease (by way of service charge) for a term to be agreed.

SERVICE CHARGE

A service charge is payable for the provision of services and the maintenance of common parts of the building.

VAT

VAT is charged on the rent and service charges.

VIEWING

Strictly by appointment only via the joint letting agents.

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