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**CLARENDON
ROAD**

WATFORD, WD17 1JJ

HIGH QUALITY AIR-CONDITIONED OFFICE SUITES
4 SUITES AVAILABLE TO LET FROM
1,153 - 5,195 SQ FT (107 - 483 SQ M)

A CONTEMPORARY REFURBISHMENT

34

CLARENDON
ROAD



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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.



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

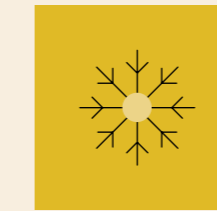
NRG GYM

HIGH STREET

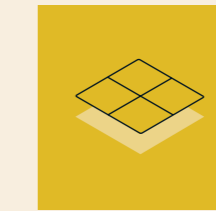
HIGH QUALITY OFFICES



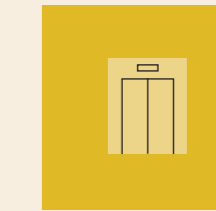
AMENITIES



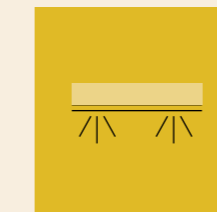
New VRV
air conditioning



Raised floors



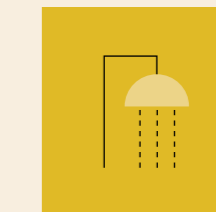
13 person
passenger lift



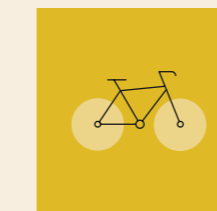
Suspended ceiling
with LED lighting



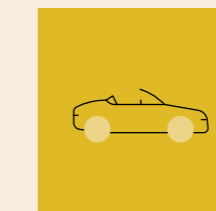
Male, female &
disabled WCs



Shower facilities



Cycle storage



On-site parking



24 hour access

ACCOMMODATION

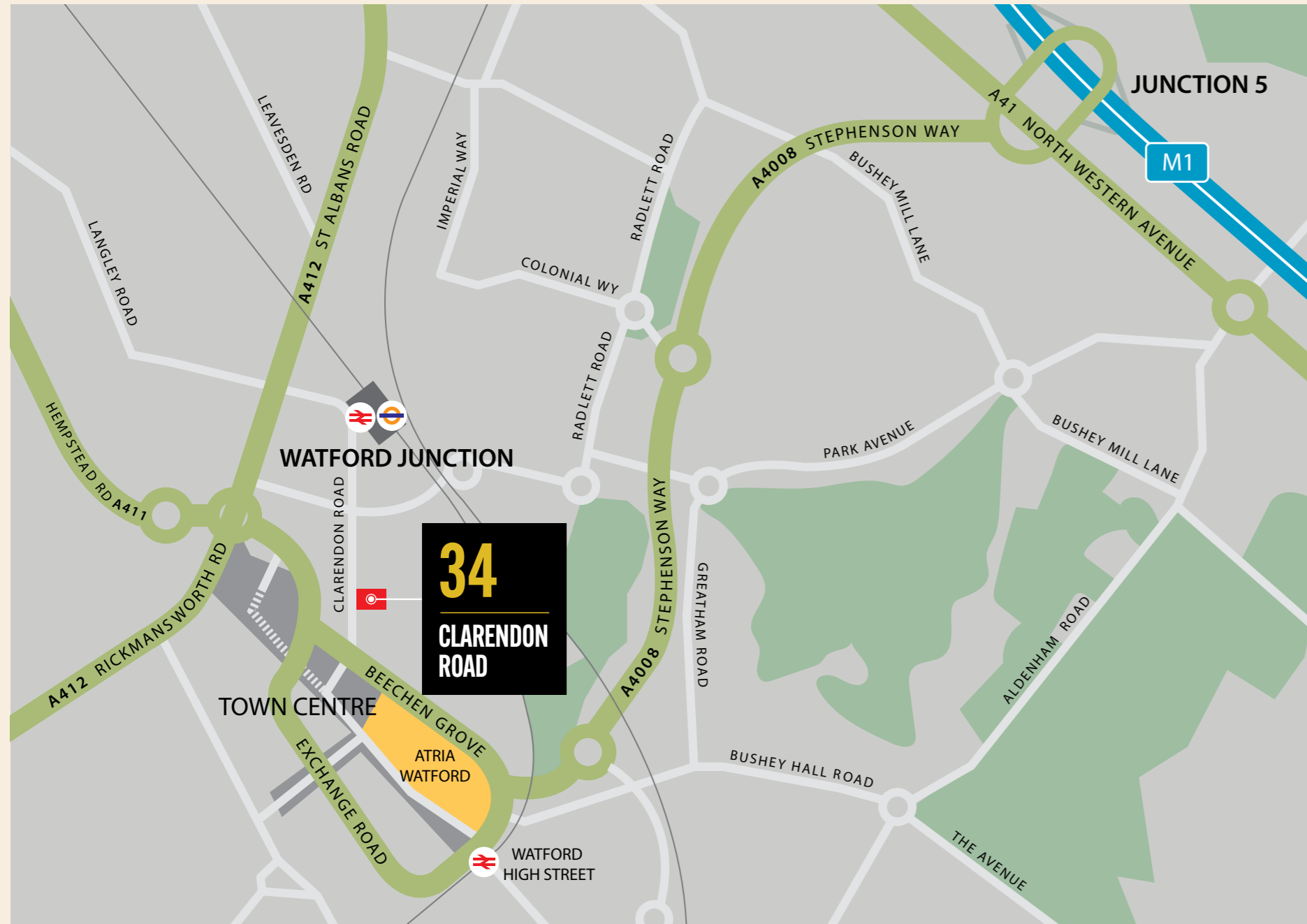
Suite G.2	2,474 sq ft	229.8 sq m	4 car spaces
Suite 1.2	2,168 sq ft	201.4 sq m	4 car spaces
Suite 1.3	3,027 sq ft	281.2 sq m	6 car spaces
Suite 3.5	1,153 sq ft	107.2 sq m	2 car spaces

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



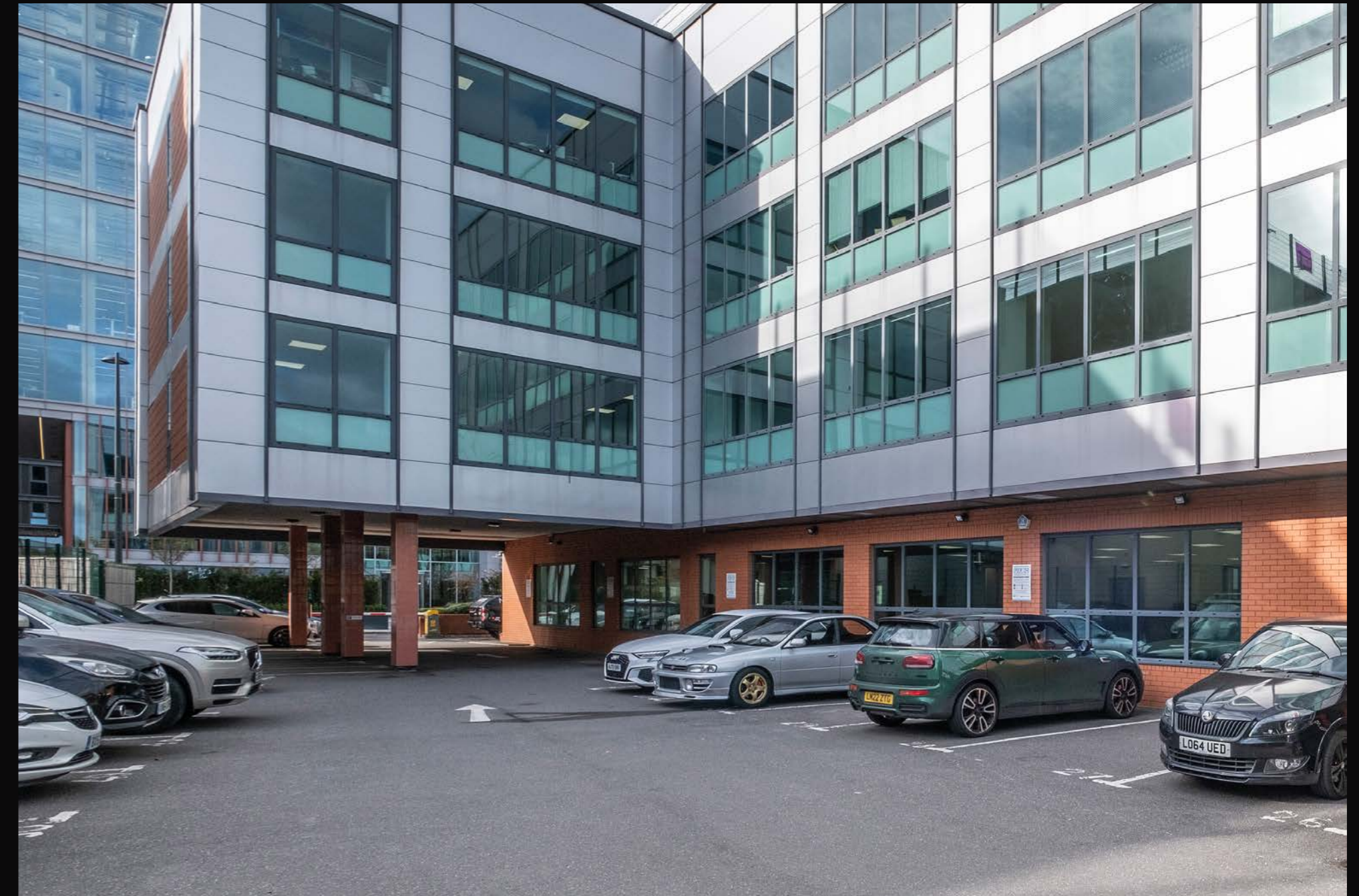
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WATFORD, WD17 1JJ



FURTHER INFORMATION

TERMS

Upon application.

VIEWING

Strictly by appointment through the joint agents.

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