

A large, stylized white number '34' is positioned on the left side of the page. The '3' and '4' are interconnected, with the '3' having a curved bottom and the '4' having a vertical stem that meets the '3'. The background features a large, semi-transparent white '34' shape that overlaps with the main logo.

CLARENDON ROAD

WATFORD WD17 1JJ

HIGH QUALITY AIR-CONDITIONED  
OFFICE SUITES

4 SUITES AVAILABLE TO LET

**1,153 - 5,195 SQ FT  
(107 - 483 SQ M) TO LET**

# 34

## CLARENDON ROAD

WATFORD WD17 1JJ

# 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 and Ralph Lauren.



HOLIDAY INN

WATFORD JUNCTION

Journey time to London Euston  
15 minutes

CLARENDON ROAD

LEONARDO HOTEL

SAINSBURY'S

SUTTON CAR PARK

ATRIA WATFORD

Retailers include:

Apple	Hollywood Bowl
Boss	Uniqlo
Superdry	Zara
Cineworld	Starbucks
H&M	Costa
Hollister	Cote Brasserie
JD Sports	Pizza Express
M&S	TGI Fridays
New Look	Yo!

PALACE THEATRE

PRET

NRG GYM

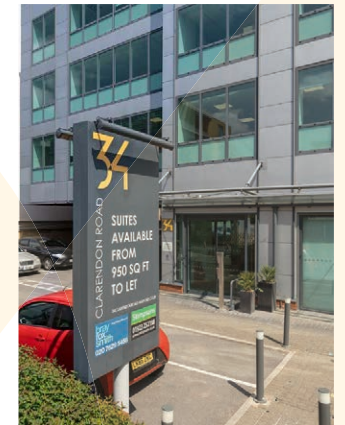
HIGH STREET



# HIGH QUALITY OFFICE SUITES

## AMENITIES

- New VRV air conditioning
- Raised floors
- 3 person passenger lift
- Suspended ceiling with LED lighting
- Male, female and disabled WCs
- Shower facilities
- Cycle storage
- On-site parking
- 24 hour access



## ACCOMMODATION

<b>Suite G.2</b>	2,474 sq ft	229.8 sq m	4 car spaces
<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

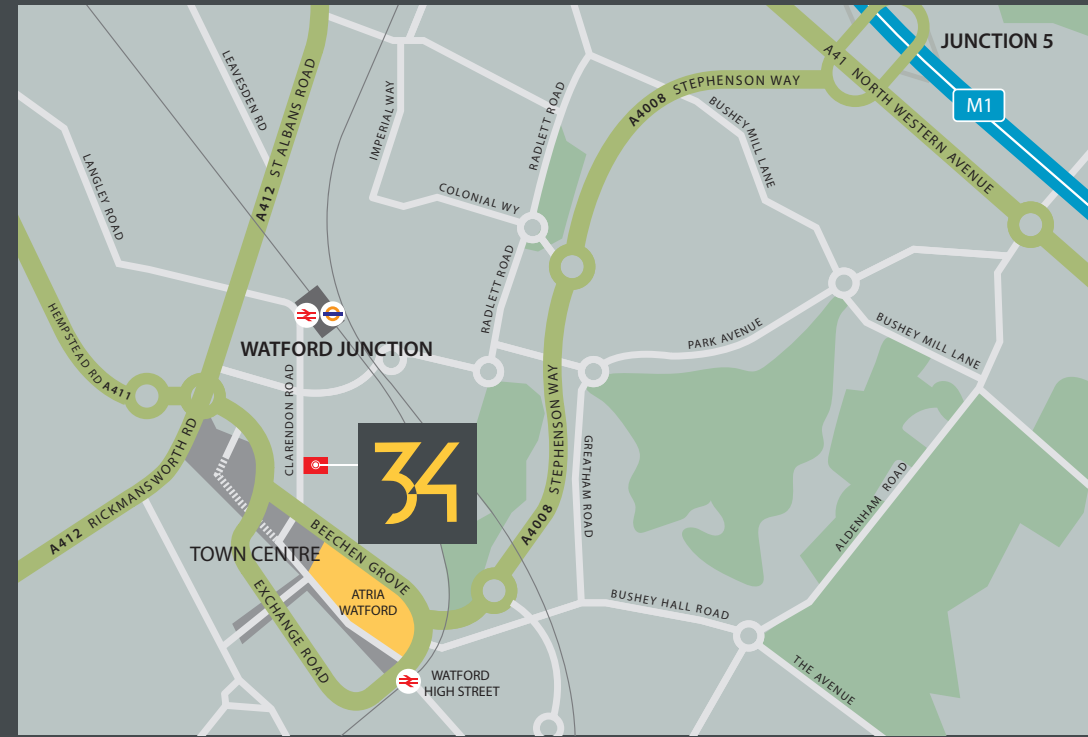
Approximate IPMS3 floor areas.

# 34

CLARENDON ROAD  
WATFORD WD17 1JJ

## 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)	Mins	By Underground (Watford)	Mins	By Road	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



### TERMS

Upon application.

### VIEWING

Strictly by appointment through the joint agents.

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