

41

CLARENDON
ROAD



The office for a perfect balance

51,000 sq ft of repositioned, Grade A
office space in the heart of Watford

Available to let

There's no catch 22 at 41

Design your own office building, take control of your working environment and create your perfect office space. All of this is possible at 41 Clarendon Road.

The building will be completely transformed through a comprehensive refurbishment and will give an incoming company the ability to influence the design and choose bespoke finishes to the reception, office floors and overall 'look and feel' of the building. This design flexibility will allow you to adapt the building to meet your needs and provide an unrivaled working experience.

41 Clarendon Road is not a normal office building, it will provide outstanding amenity in the form of The Box. A state of the art, purpose built amenity block for your exclusive use. You'll never want to leave the office.



Achieve a seamless work life balance

The box will be the only dedicated amenity building in Watford

Working in an office is not just about 'work', it's about inspiring your employees and creating a stimulating and exciting place to work outside of the office floor. The Box will be your platform for staff to socialise at work in the café and outdoor terrace, let off some steam in the gym and enjoy the first class end of journey facilities after commuting or running at lunch. The Box will have it all.

- Roof terrace
- Café
- Functional weight room
- Multi-purpose studio
- External work out and ball sports space
- WC's
- 7 showers
- Lockers
- Male and Female changing rooms
- Cycle store with 58 spaces

Roof terrace



Multi-purpose studio



T H E
B O X

Accommodation

A best-in-class working environment

- Comprehensively refurbished and extended reception
- All new M&E including heating, cooling, ventilation, lifts and fire alarm
- Exposed services to office floors
- External decorations, front elevation re-design and new landscaping
- Raised access floors
- Refurbished WCs
- People monitoring system and air monitoring
- Targeted BREEAM Very good Rating
- EPC B
- Targeted Wired Score Gold
- Targeted Active Score Platinum Rating
- Living wall
- 126 car parking spaces at a ratio of 1:404 sq ft (includes 7 EV Charging spaces)
- 68 Cycle spaces

View from Clarendon Road



41 Clarendon Road

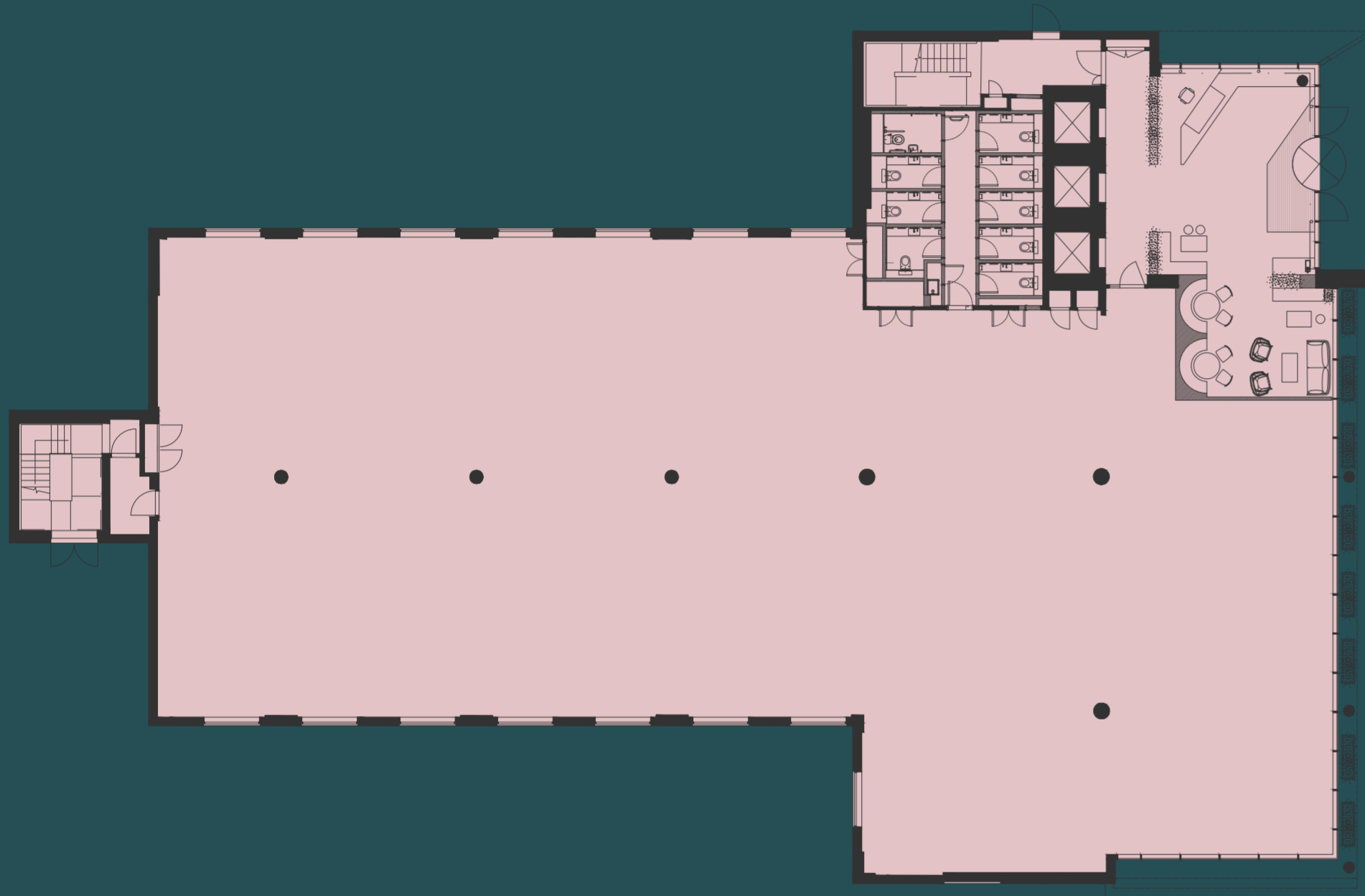
Level	sq ft	m2
Ground Floor	9,445	878
First Floor	10,794	1,003
Second Floor	10,659	990
Third Floor	10,854	1,008
Fourth Floor	9,158	851
Total	50,911	4,730

The Box

Level	sq ft	m2
Ground Floor	1,603	149
First Floor	1,679	156
Second Floor	731	68
Total	4,014	373

Ground floor

9,445 sq ft / 877.5 m²

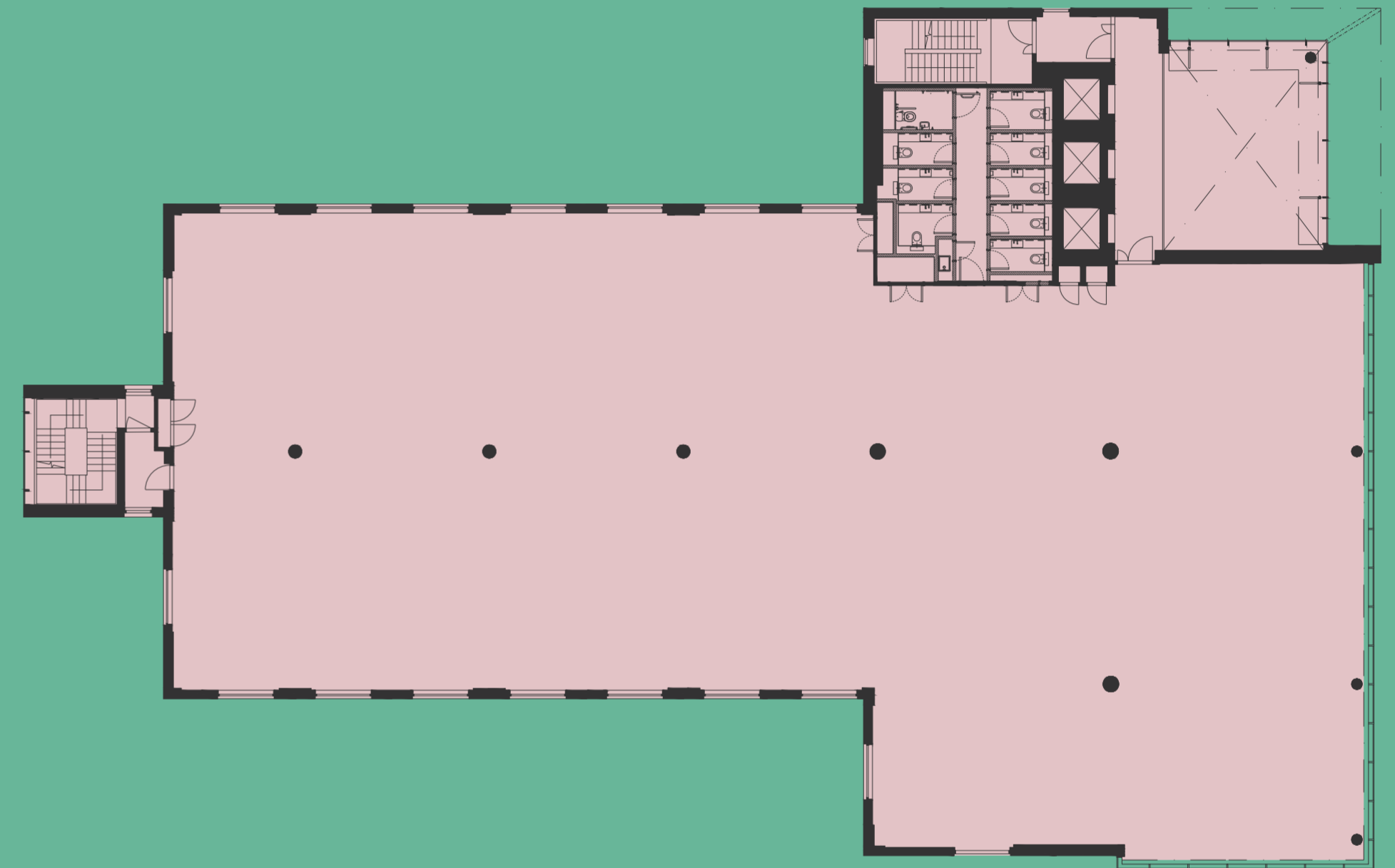


Reception



Typical floor

10,794 sq ft / 1,002.8 m²



Office space



Mix business with pleasure

Watford will surprise you

- Situated 20 miles to north west of central London and within the M25 motorway
- Easy access to central London with frequent trains to London Euston from Watford Junction
- Within the catchment area of TfL meaning an Oyster card can be used to commute, making travel around Greater London more affordable and convenient
- A destination renowned for shopping at Atria Watford with the likes of Jack Wills, Apple, Zara and many more internationally renowned retailers
- A great place to grab a drink and a bite to eat with the likes of The Florist, Watford Market, Puttshack and other independent food & beverage offerings
- Home to Warner Bros. Studio Tour - The Making of Harry Potter
- Enjoy the ultimate five star retreat at The Grove Hotel, with an award winning spa, championship golf course and mouth-watering restaurants
- Vast open green spaces at Cassiobury Park
- £12.5m refreshment of the Town Hall and Colosseum to create a new Town Hall Quarter
- Clarendon Road completed a major transformation in December 2021 which improved the general look of the road and created a more pedestrian-friendly environment

Noteworthy neighbours



ONE



16
minute train to London Euston



10
minute drive to M1 Junction 5

20
minute drive to Luton Airport





Use

Class E, Office space

Quoting Terms

Available on Application

Rateable Value

Business Rates will be payable.
Tenant to make their own enquiries.



Andrew Willcock | 020 7409 8866
awillcock@savills.com

Olivia Jones | 020 7409 8708
ojones@savills.com

Florence Horner | 020 7535 2971
florence.horner@savills.com



Paul Smith | 07730 816 995
paulsmith@brayfoxsmith.com

Claudio Palmiero | 07896 205 786
claudiopalmiero@brayfoxsmith.com

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