

ELEVEN

Station Rd **Watford**

**Up to 37,616 sq ft of comprehensively
refurbished Grade A offices**

ELEVENSTATIONROAD.COM

Eleven Station Rd Watford



ELEVEN more to do

Watford is the principal office location in Hertfordshire – a dynamic and thriving business hub with a diverse range of companies and industries.

An unparalleled location for connectivity; it is close to multiple M1 and M25 junctions giving easy links to all of the London Airports as well as major UK cities. Direct public transport links to London give access to a large, diverse, and highly talented employment pool.

Watford is good for business.





Art & Culture

Watford has a rich cultural scene, with a variety of events and festivals taking place throughout the year. Housed at The Watford Museum is a significant selection of fine art paintings including the notable Cassiobury Collection.

The Watford Palace Theatre is a hub for performing arts, and The Watford Colosseum hosts concerts and events year-round.





Drink & Eat

A caffeine kick or after work drink, there is plenty to choose from near Eleven Station Rd.

The Junction Cafe is ideal for your morning jolt, with O'Neill's being perfectly situated for a swift half in the evening. It has a huge terrace, large selection of drinks and also some great pub grub.

Watford has a fantastic variety of eating spots including many gourmet pubs and restaurants. For a quick bite Watford Market, set over two floors, has countless street food options from all over the world.





Shopping

One of the most popular shopping destinations in Watford is The Atria, home to over 140 stores including Apple, Next and Hugo Boss.

On the High Street are a number of independent stores, as well as major retailers such as M&S and Waterstones. The iconic Watford Market is home to a variety of merchants ranging from barbers to a skate shop.





Sports & Leisure

The Grove is home to one of the most prestigious Championship golf courses in the UK. With guest rooms, a spa, and banqueting suites, as well as a newly refurbished bar, terrace and courtyard; it's ideal for a relaxing day or overnight stay. Why not watch Watford FC at their Vicarage Road ground, which also offers a fantastic range of hospitality packages.

For some light-hearted entertainment, Watford has plenty of local attractions including Warner Bros Harry Potter Studio Tour and a range of Cinemas.

The town's impact on the cultural and sporting life of the nation is well demonstrated by the provenance of many luminaries including Elton John, Geri Horner, Robert Glenister, Bradley Walsh, Terry Scott, Vinnie Jones, Kelly Smith, Anthony Joshua and Gareth Southgate.

ELEVEN Better Connectivity



By Train
from Watford Junction

St. Albans Abbey
17 MINUTES

London Euston
18 MINUTES

Milton Keynes Central
19 MINUTES

King's Cross St. Pancras Int.*
27 MINUTES

Birmingham New St.
66 MINUTES

Manchester Piccadilly*
124 MINUTES



By Car
from Eleven Station Rd

M1 (J5)
06 MINUTES

M25 (J19)
09 MINUTES

M25 (J20)
10 MINUTES

London Heathrow Airport
28 MINUTES

London Luton Airport
30 MINUTES



By Tube
via the Metropolitan Line
from Watford Station

Wembley Park
25 MINUTES

Finchley Road
33 MINUTES

Baker St.
40 MINUTES

King's Cross St. Pancras Int.
45 MINUTES

Liverpool St.
53 MINUTES



By Bike
from Eleven Station Rd

Rickmansworth
21 MINUTES

Kings Langley
25 MINUTES

Chorleywood
39 MINUTES

Hemel Hempstead
43 MINUTES

St. Albans
47 MINUTES

* Requires a change

**Times According to Google Maps



ELEVEN STATION RD

Leisure



Retail

- 01 Atria Watford Shopping Centre
- 02 Marks & Spencer
- 03 Next
- 04 Apple
- 05 Hugo Boss
- 06 Hollister
- 07 Zara



Entertainment

- 08 Cineworld Cinema
- 09 Hollywood Bowl
- 10 Watford Palace Theatre
- 11 Pump House Theatre and Arts Centre
- 12 Watford Colosseum
- 13 Boom Battle Bar
- 14 Putt shack
- 15 Flip Out



Hotels

- 16 Leonardo Hotels
- 17 Holiday Inn
- 18 Premier Inn
- 19 Holiday Inn Express
- 20 The Grove



Food & Drink

- 21 O'Neill's
- 22 The Florist
- 23 Pret A Manger
- 24 Café Nero
- 25 Côte Brasserie
- 26 Las Iguanas
- 27 TGI Fridays
- 28 The Beech House
- 29 Wagamama
- 30 Pizza Express



Wellness

- 31 Fitness4Less
- 32 NRG Gym
- 33 YMCA Gym
- 34 Watford Leisure Centre
- 35 David Lloyd – Bushey
- 36 Cassiobury Park
- 37 West Herts Golf Club
- 38 Golf at the Grove
- 39 Watford FC
- 40 Top Golf

ELEVEN better company



Watford FC

Clarendon Rd.

Cassiobury Park

ELEVEN
Station Rd Watford

Watford Town Centre

Epson

⊞ Watford Station

Atria Watford Shopping Centre

PWC

TK Maxx

Ralph Lauren

KPMG

Holiday Inn

⊞ Watford Junction

Station Rd.

◀ London Euston - 18 Mins

Milton Keynes - 19 Mins
Birmingham - 66 Mins ▶

ELEVEN better offices



Station Rd

Introducing Eleven Station Rd;
an iconic Watford building which has been
thoughtfully transformed into a modern
office, designed to meet the highest
standards of sustainability.

Situated opposite Watford Junction Station
and in the heart of Watford's business
district, Eleven is Even greener with Even
more space and Even quicker connections.



Reception



ELEVEN better roof terraces



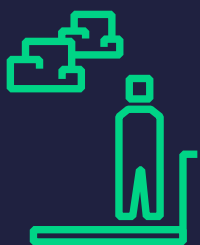
Building Specification

BREEAM®

BREEAM
Very Good



EPC A Rating



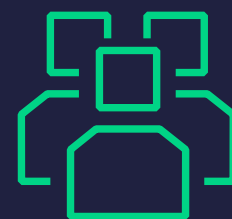
Outdoor Roof
Terraces



99 Parking Spaces
(1:396 sq ft)
8 EV Chargers



Concierge
Reception



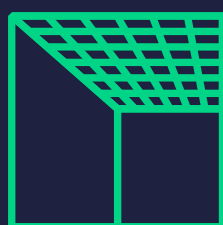
1:10 Occupancy
Ratio



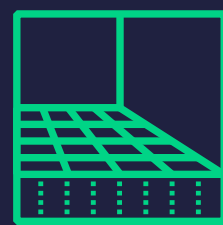
VRF Air Conditioning



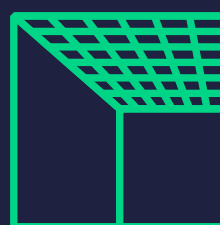
Filtered Air
Ventilation System



2.5 - 3.8m
Floor-to-Ceiling



50mm Raised
Floor Void



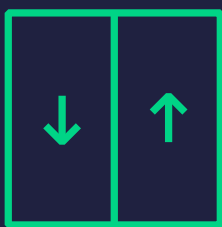
Exposed Services
Ceilings



LED Lighting



Contactless
Entry System



2x 8 Person Lifts



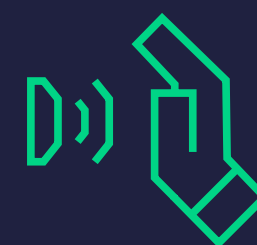
50 Cycle Spaces




48 Lockers



4 Showers



Touch Free
Taps Toilets &
Entrance Doors



ELEVEN more space



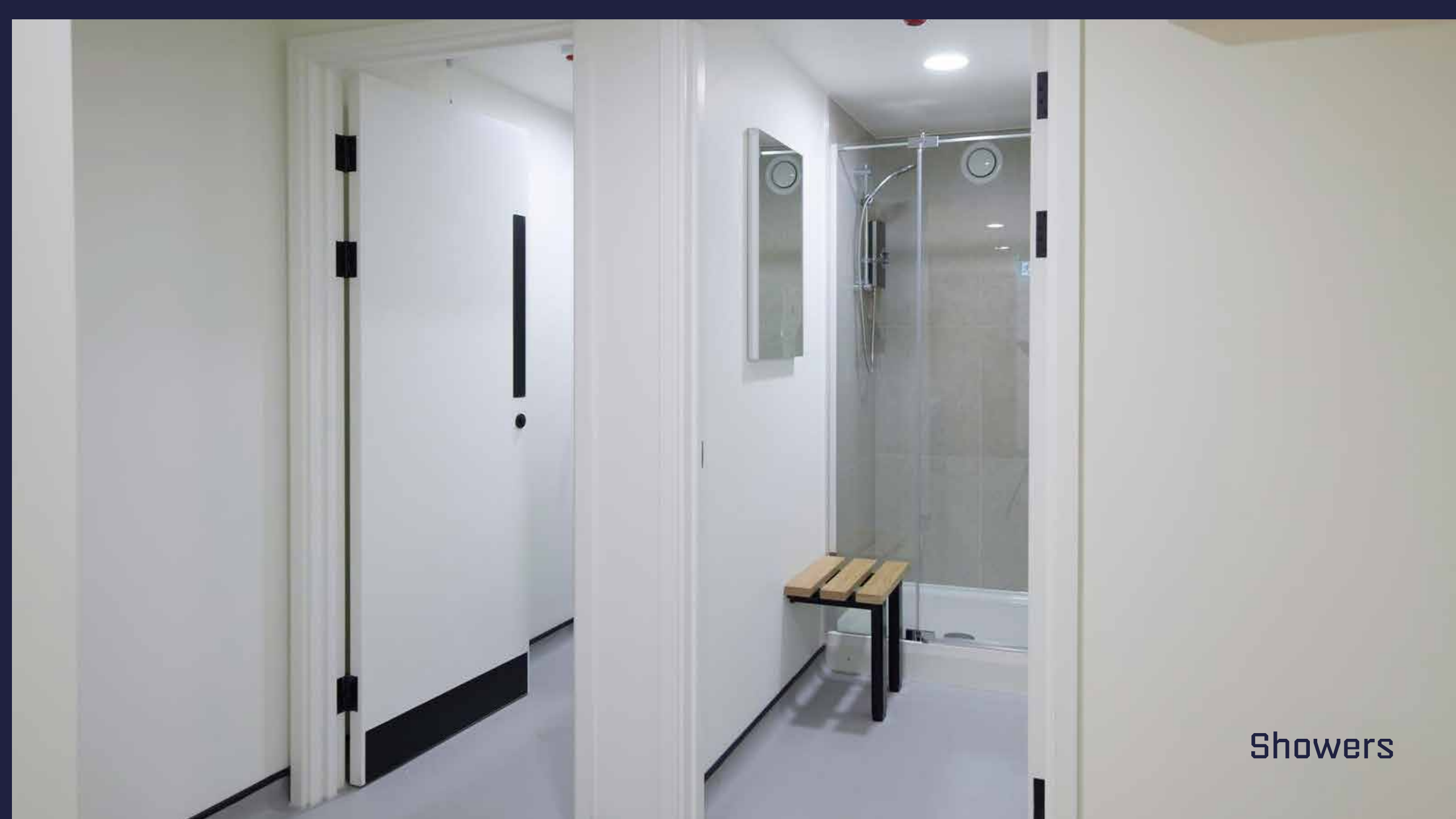
Third floor office space



Changing room



Cycle store

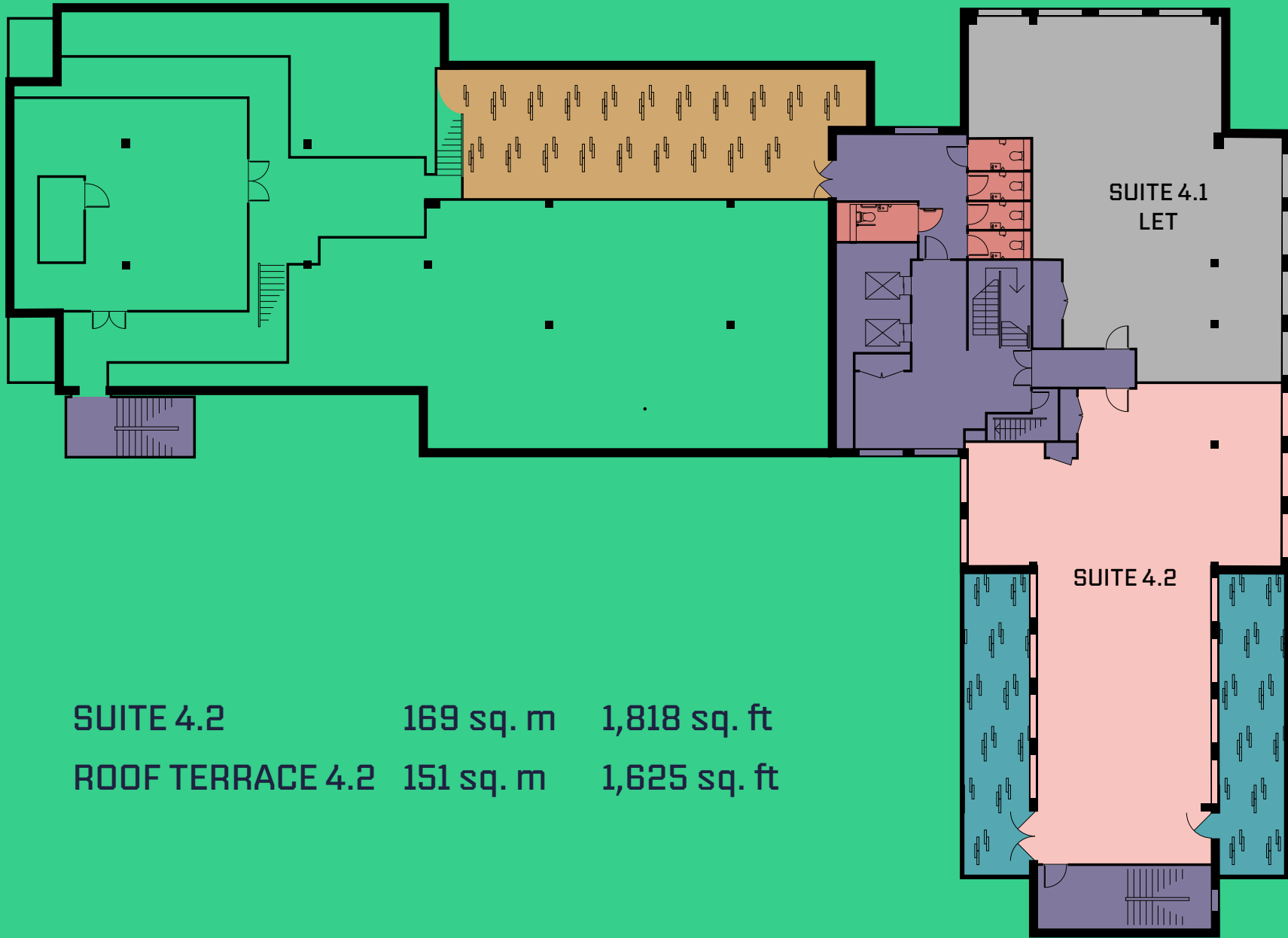


Showers

The Offices at Eleven Station Road

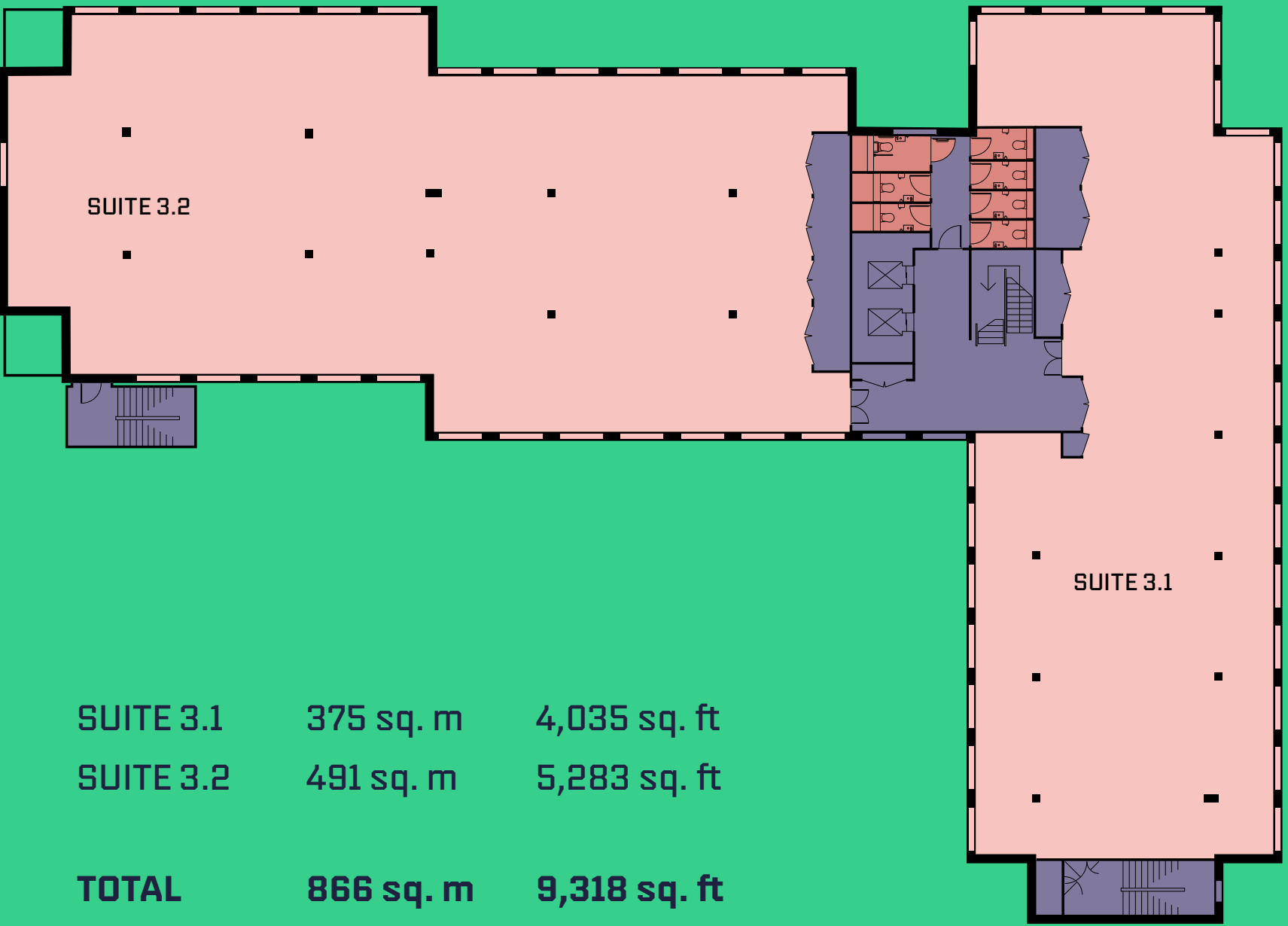
IPMS3				
Level	Suites	SQ. M	SQ. FT	Availability
Ground Floor	0.1	105	1,130	Available
	0.2	507	5,455	Available
	Ground Total	612	6,585	
First Floor	1.1	468	5,036	Available
	1.2	503	5,412	Available
	First Total	971	10,448	
Second Floor	2.1	375	4,035	Available
	2.2	503	5,412	Available
	Second Total	878	9,447	
Third Floor	3.1	375	4,035	Available
	3.2	491	5,283	Available
	Third Total	866	9,318	
Fourth Floor	4.1	144	1,546	Let
	4.2	169	1,818	Available
	Fourth Total	313	3,364	
Building Total			3,640	39,162
Foyer Total			123	1,324
Roof Terrace Total			151	1,625

Fourth Floor



SUITE 4.2	169 sq. m	1,818 sq. ft
ROOF TERRACE 4.2	151 sq. m	1,625 sq. ft

Third Floor

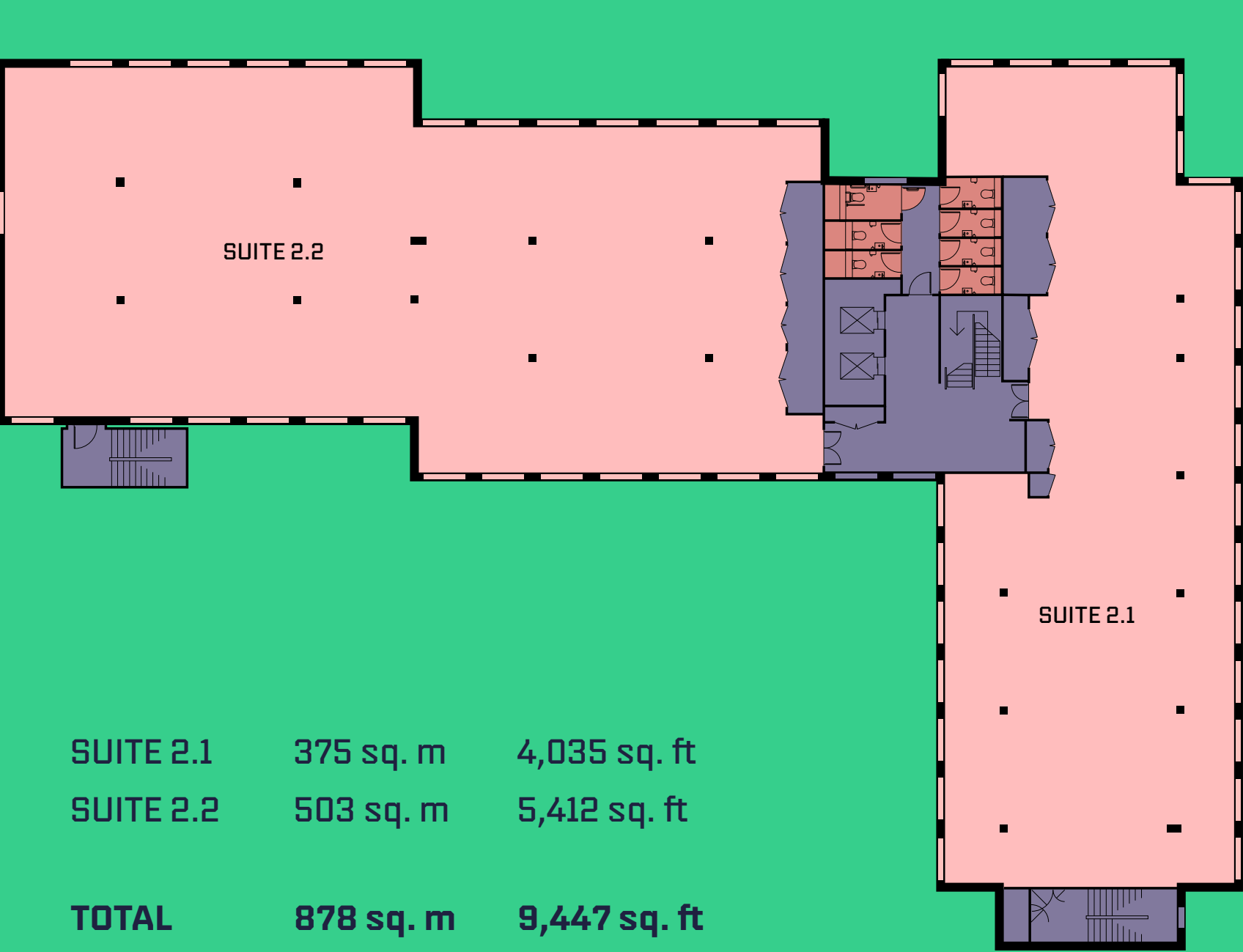


SUITE 3.1	375 sq. m	4,035 sq. ft
SUITE 3.2	491 sq. m	5,283 sq. ft
TOTAL	866 sq. m	9,318 sq. ft



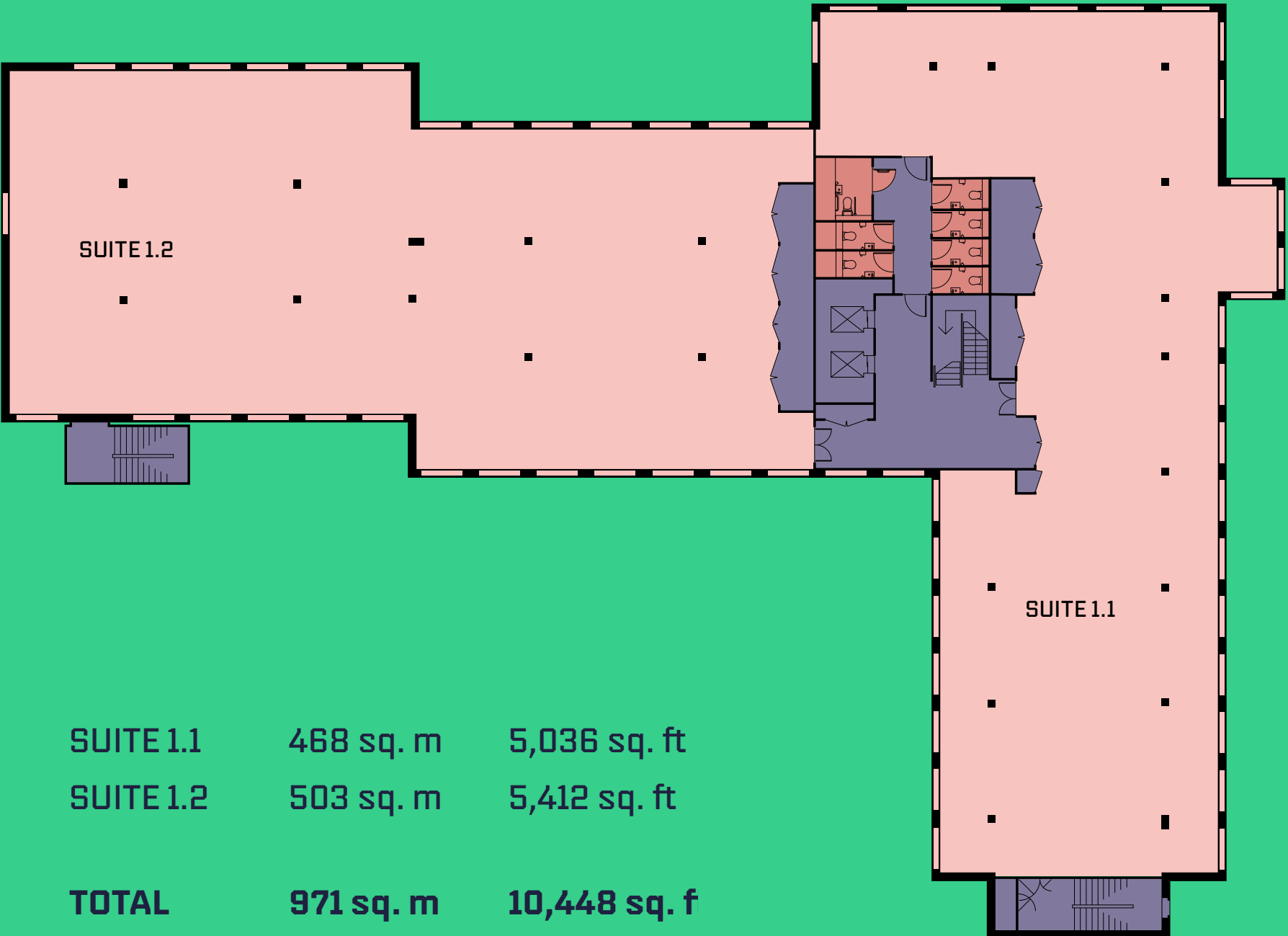
- OFFICE
- LET
- Core
- WCs
- Roof Terrace

Second Floor



SUITE 2.1	375 sq. m	4,035 sq. ft
SUITE 2.2	503 sq. m	5,412 sq. ft
TOTAL	878 sq. m	9,447 sq. ft

First Floor

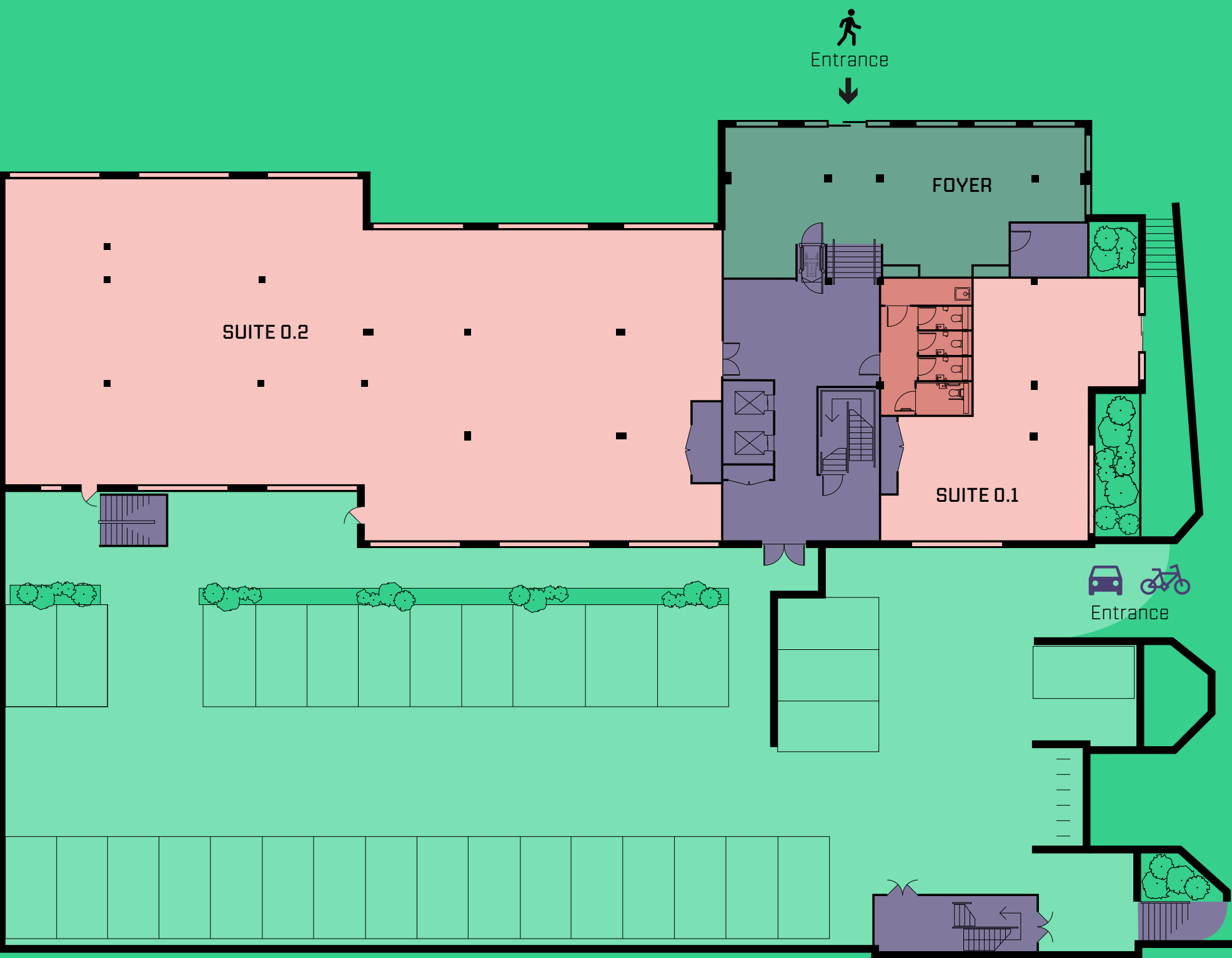


SUITE 1.1	468 sq. m	5,036 sq. ft
SUITE 1.2	503 sq. m	5,412 sq. ft
TOTAL	971 sq. m	10,448 sq. f



OFFICE Core WCs

Ground Floor



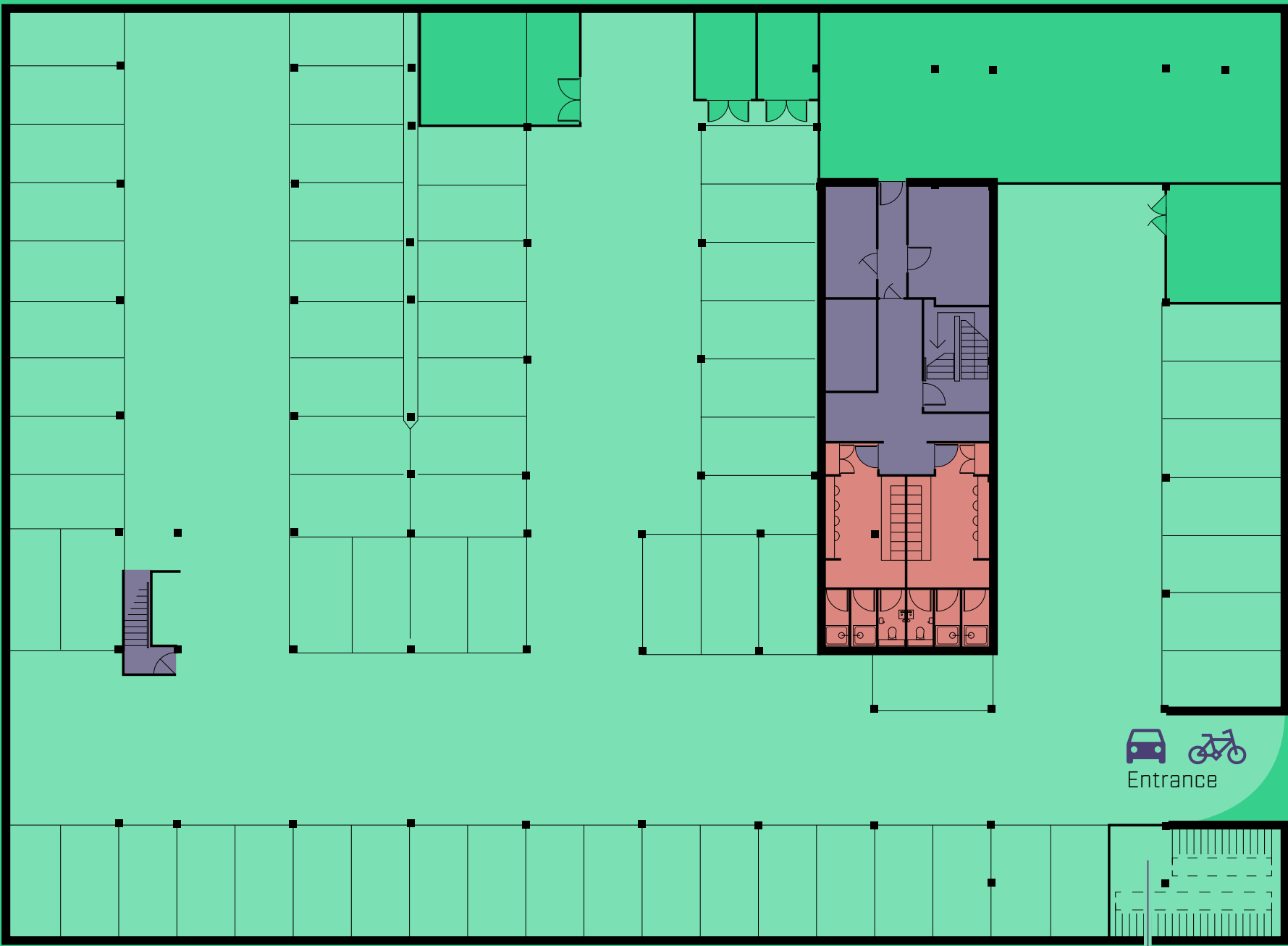
SUITE 0.1	105 sq. m	1,130 sq. ft
SUITE 0.2	507 sq. m	5,455 sq. ft
FOYER	123 sq. m	1,324 sq. ft
TOTAL	612 sq. m	6,585 sq. ft

OFFICE
FOYER

Core

WCs & Showers
Car and Bike Parking

Basement



99 Parking Spaces 8 EV Spaces 50 Cycle Spaces

Bicycle Parking

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