HYDE

38 CLARENDON ROAD, WATFORD

Fully fitted, plug-and-play offices from 4,270 – 10,587 sq ft available for immediate occupation. The building benefits from excellent on-site amenity provision including a gym, roof terrace and business lounge.

Best in Class Building in the Heart of Watford

- **A unique opportunity** to secure a best-in-class workspace in Watford's premier office district.
- **Timing and Value** = 18,000 sq ft of exceptional fully furnished office space, ready for immediate occupation
- **Flexibility** = Subdivision also available to accommodate sublease or assignment arrangements up to November 2032
- **Design** = Open-plan flexible accommodation designed to maximise collaboration, productivity, and wellbeing
- **Environment** = Open plan workplace featuring high-spec meeting rooms, breakout areas, and impressive town hall space
- **Best in Class Building** = Outstanding lifestyle amenities including a fully equipped staff canteen, roof terrace, and on-site gym
- **Parking** = Up to 65 secure parking spaces (ratio 1:276) with EV charging facilities and dedicated cycle storage

Located in Watford's Prime Office Core

We are currently marketing all or part of the Fitted First Floor of the Hyde building on an assignment or sub-lease with lease ending on 17th November 2032.

HYDE is a best in class building situated on Clarendon Road, widely recognised as Watford's principal commercial boulevard and established prime office pitch. It benefits from strong name recognition with occupiers and agents, and continues to act as the focal point for Watford's professional services, advisory and corporate occupier base.

The location offers excellent connectivity. Watford Junction is within walking distance, providing fast and frequent services to London Euston (approx. 15–20 minutes), as well as direct routes to the Midlands and the North.

Road connections are equally strong, with the M1, M25 and A41 all easily accessible, making this a highly practical base for South East-wide and national operations.

RETAIL

1. Atria Watford Shopping Centre
2. Marks & Spencer
3. Next
4. Caffé Nero
5. Wagamama

MAJOR LOCAL OCCUPIERS

6. TJX Europe (HQ)
7. KPMG
8. Hilton Hotels (HQ)
9. JD Wetherspoon (HQ)
10. Polo Ralph Lauren

HOTELS

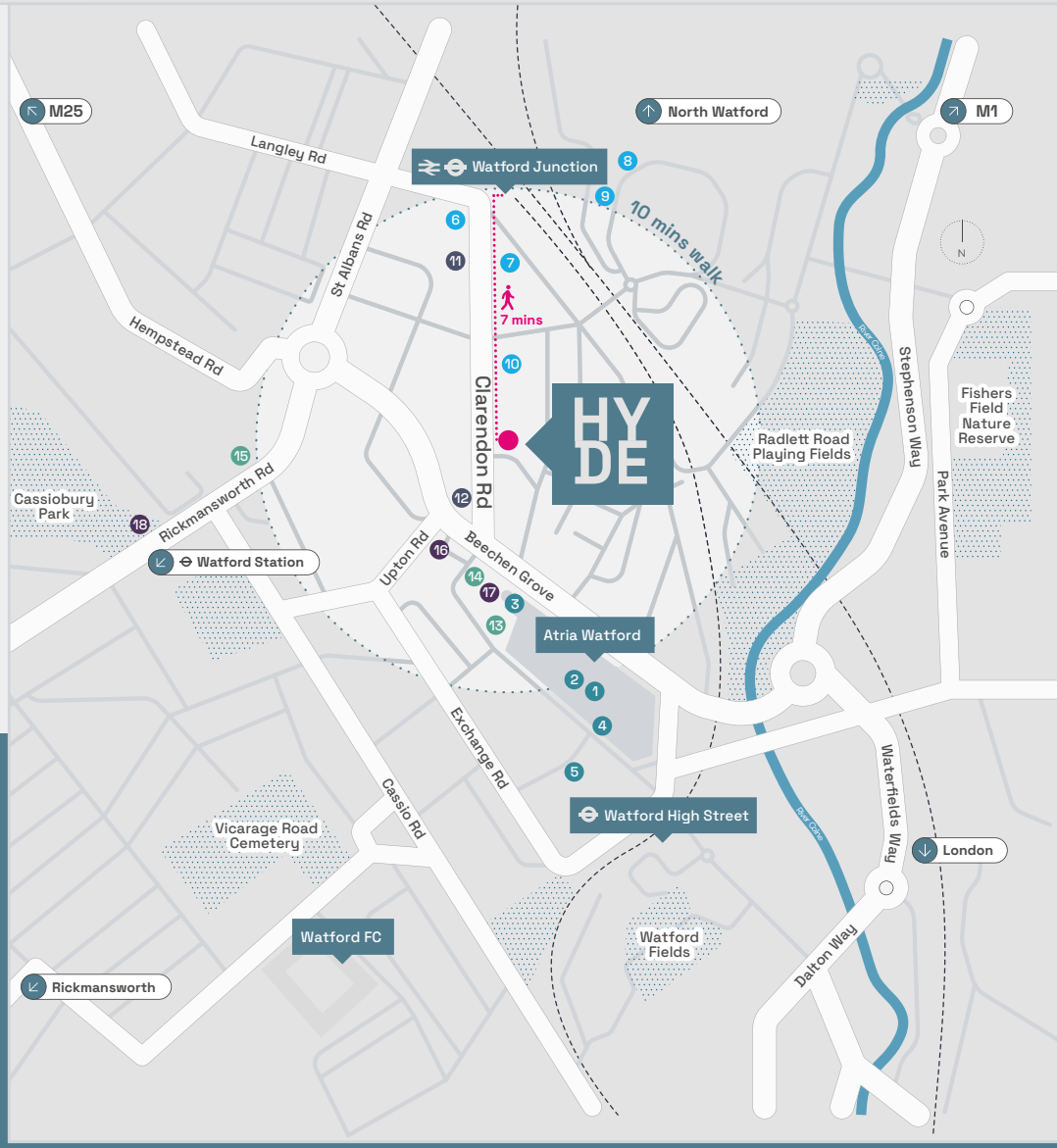
11. Holiday Inn
12. Leonardo Hotel

ENTERTAINMENT

13. Cineworld Cinema
14. Watford Palace Theatre
15. Watford Colosseum

WELLNESS

16. NRG Gym
17. YMCA Gym
18. Cassiobury Park



BY TRAIN/TUBE from Watford Junction

WEMBLEY CENTRAL	LONDON EUSTON	LONDON LUTON AIRPORT	MILTON KEYNES	CLAPHAM JUNCTION	BIRMINGHAM NEW STREET
11 MINS	FROM 15 MINS	FROM 20 MINS	21 MINS	36 MINS	1 HOUR 5 MINS

BY ROAD

M1 JUNCTION 5	M25 JUNCTION 20	LUTON AIRPORT	HEATHROW AIRPORT	CENTRAL LONDON (M1)
2 MILES	4 MILES	18 MILES	20 MILES	21 MILES

ON FOOT

ATRIA SHOPPING CENTRE	WATFORD JUNCTION	CASSIOBURY PARK	WATFORD STATION
4 MINS	7 MINS	15 MINS	25 MINS

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Clarendon Road is home to a wide range of high-profile occupiers...

KPMG

POLO RALPH LAUREN

pwc

EPSON

canada life

asos

allwyn

This exceptional Grade A office accommodation offers a fully fitted, turnkey solution, designed to meet the needs of modern occupiers. The space is finished to an outstanding specification, allowing immediate occupation with minimal lead time.

High-quality contemporary fit-out

Open-plan work areas with dedicated meeting rooms

Stylish breakout and collaboration spaces

Fully equipped kitchenette and town hall space

Advanced IT and communications infrastructure

Flexibility of size / lease / rent

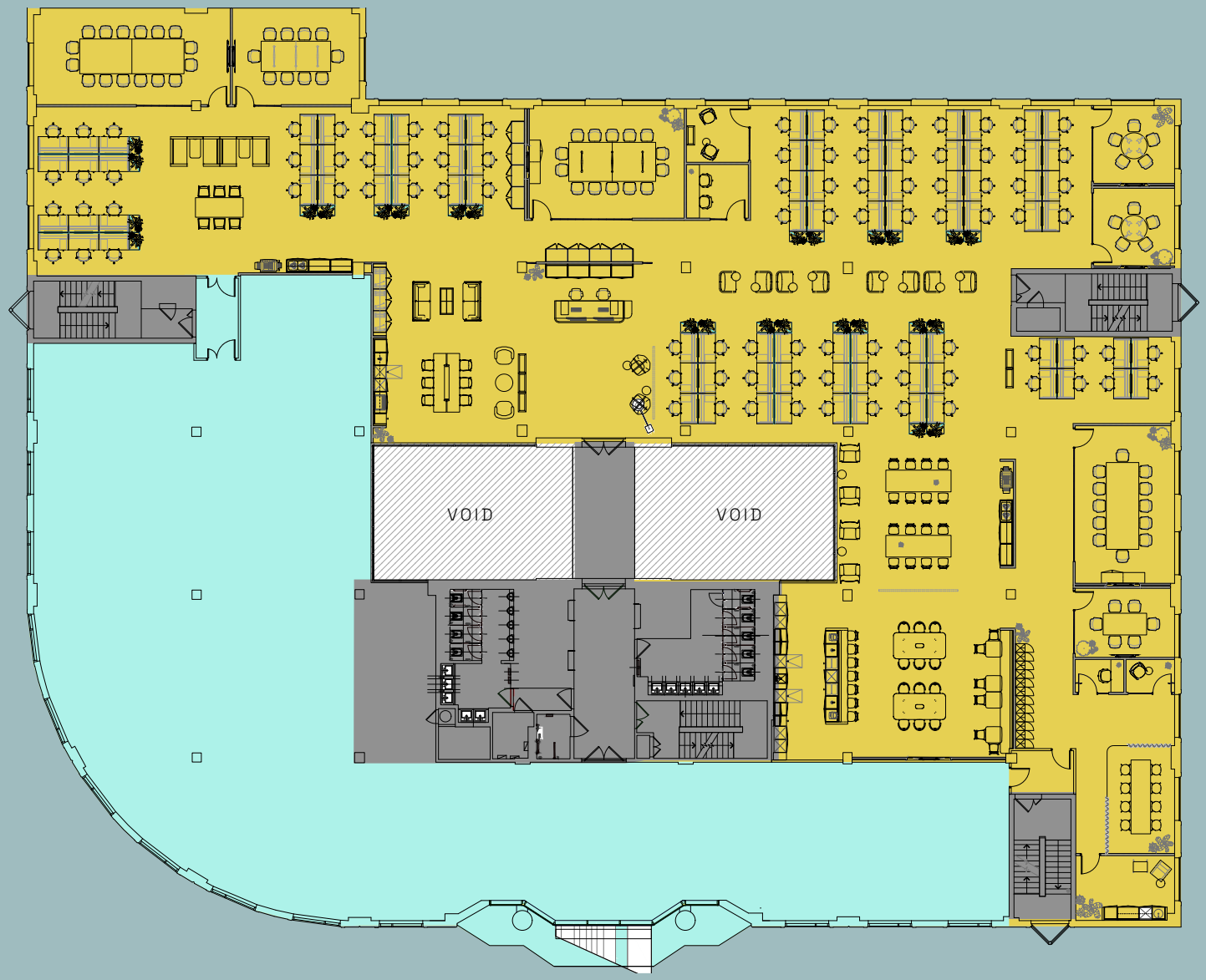
Private roof terrace

Dedicated secure parking with up to 65 spaces

The office is ready for immediate tenant review and occupation, providing a seamless transition for businesses seeking an open plan and collaborative working environment.

Existing Fit-Out

1st Floor Fitted Workspace 10,587 sq ft



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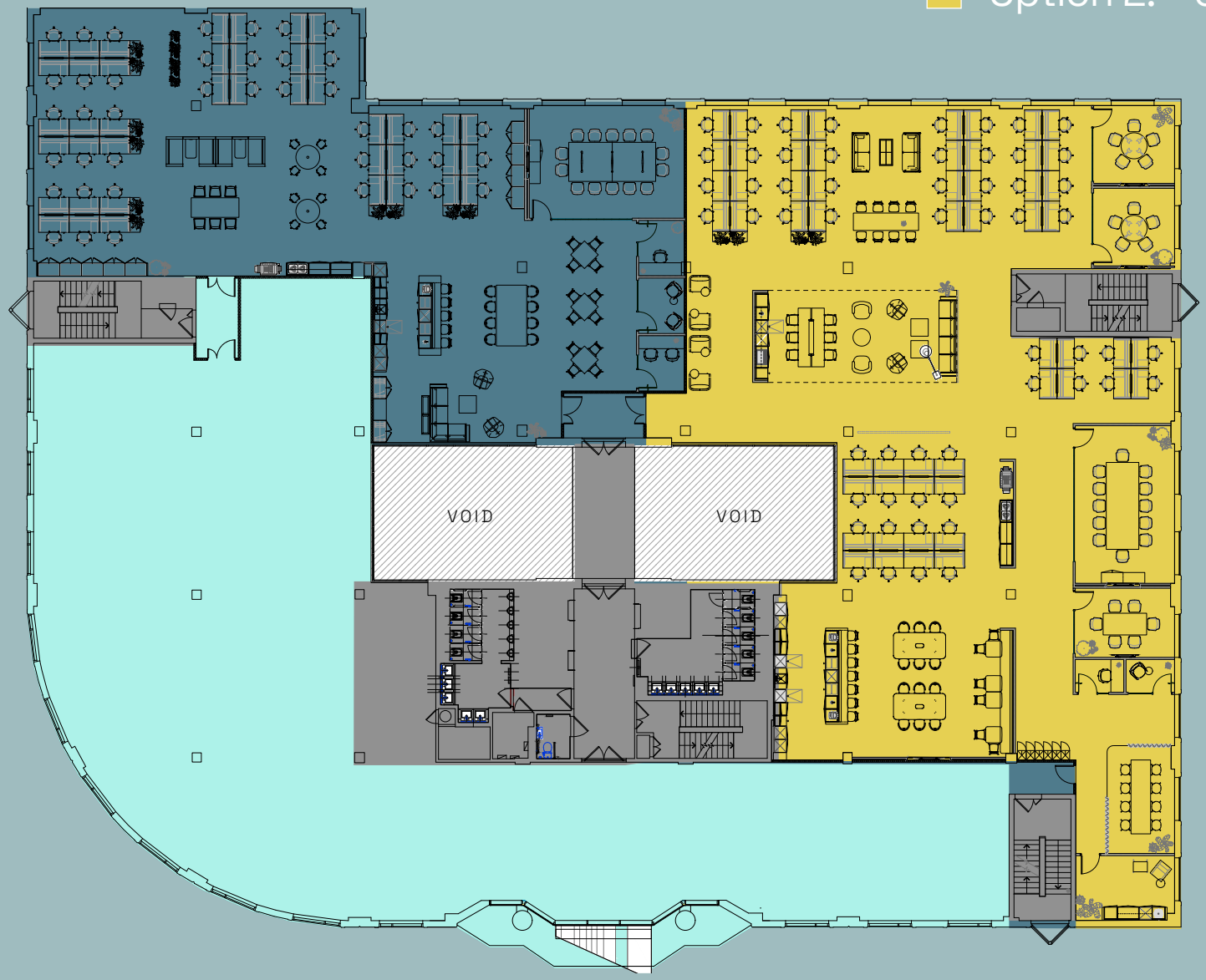
Option 1: 4,270 sq ft*

Option 2: 6,317 sq ft*



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* Areas are approximate

Where Work Meets Wellbeing

Airscore Platinum
Certification for indoor air quality in the built environment.

EPC Rating B

EV charging points

WiredScore Gold
Certification for digital connectivity and smart technology.

Gym

Roof terrace

SKA Gold rating
An environmental assessment method, benchmark & standard for non-domestic fit outs.

New cycle & changing facilities

Canteen and Town Hall Space
Click to view
photo gallery

Unique Opportunity

VALUE = Turnkey offices at Cat A rents

TIMING = Available for immediate occupation

FLEXIBILITY = On floor space and lease terms

RENT = Market competitive rent and incentives available

HYDE

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