

# OAK HOUSE

WATFORD | WD24 4QP

# Connected, Flexible, Grade A Workspace.

**Flexible options available:** serviced offices, traditional leases, or fully fitted 'plug & play' space



Choosing **OAK HOUSE** is more than just securing office space – it's about providing your employees with seamless commutes, access to lifestyle amenities, and a professional business environment. Oak House is a location that helps attract top talent, retain staff, and create the right impression with clients.

## Key Features:



- /// Three-storey Grade A office building
- /// Short walk to Watford Junction Station (15 mins to London Euston)
- /// Close to Atria Watford Shopping Centre and a wealth of amenities
- /// Surrounded by blue-chip occupiers including: Hilton, TK Maxx, J D Wetherspoon, Wickes, KPMG and Ralph Lauren
- /// Choice of serviced offices, traditional leases, or fitted 'plug & play' space
- /// Secure on-site & underground car parking (excellent parking ratio)
- /// On-site café & breakout space
- /// High-speed fibre broadband – 5-star connectivity rating
- /// Showers, bike racks, 24/7 access, building manager

# Connected. Thriving. Convenient.

The Atria Watford Shopping Centre with its 140+ stores, restaurants and leisure facilities is within walking distance – a huge plus for staff wellbeing, lunchtime breaks and after-work socialising.

Nearby gyms, leisure centres and Cassiobury Park add to the lifestyle offering, giving employees choice and convenience before, during and after the working day.

The area also boasts a strong corporate community with HQs for Hilton, TK Maxx, J D Wetherspoon and Wickes, alongside major occupiers such as KPMG, Ralph Lauren and MediVet – placing your business among market leaders in a thriving commercial hub.

The town is also home to prestigious destinations such as Warner Bros. Studios, Vicarage Road Stadium (home of Watford FC), and The Grove Hotel & Golf Resort, which add to the area's profile and provide excellent options for corporate entertainment, client hospitality and staff wellbeing.



#### RETAIL

- 1 Atria Watford Shopping Centre
- 2 Marks & Spencer
- 3 Next
- 4 Caffé Nero
- 5 Wagamama
- 6 The Florist

#### MAJOR LOCAL OCCUPIERS

- 7 TJX Europe (HQ)
- 8 KPMG
- 9 Hilton Hotels (HQ)
- 10 JD Wetherspoon (HQ)
- 11 Allwyn Entertainment Ltd (HQ)
- 12 MediVet
- 13 Ralph Lauren
- 14 Wickes
- 15 Salmon

#### HOTELS

- 16 Holiday Inn
- 17 Leonardo Hotel

#### ENTERTAINMENT

- 18 Cineworld Cinema
- 19 Watford Palace Theatre
- 20 Watford Colosseum

#### WELLNESS

- 21 NRG Gym
- 22 YMCA Gym
- 23 Cassiobury Park

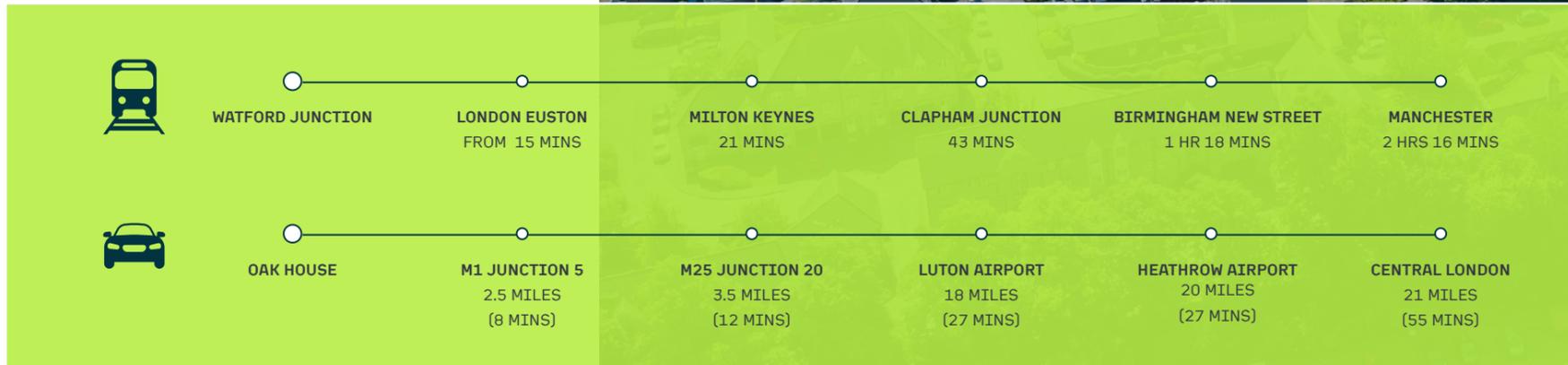
# Fast Connections. Wider Reach.

Oak House enjoys one of the best-connected locations in the South East. Just a 10 minute walk from Watford Junction Station, occupiers benefit from a 15-minute direct service to London Euston and fast links to Clapham Junction, Birmingham and Milton Keynes.

By road, Oak House is only 1.5 miles from the M1 (Junction 5) and moments from the M25, putting Greater London, the Home Counties and Heathrow Airport (35 minutes) all within easy reach.

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WATFORD, WD24 4QP**

[///POPS.SMILES.GIVE](http://POPS.SMILES.GIVE)



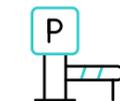
- Hilton Hotels (HQ)
- JD Wetherspoon (HQ)
- KPMG
- TJX Europe (HQ)
- Allwyn Entertainment Ltd (HQ)
- Cassiobury Park
- Vinci Facilities

# Three Solutions. One Perfect Fit.

Oak House has been designed with flexibility in mind, offering businesses a choice of three distinct workspace solutions – **fully serviced offices, traditional leased floors, and a fitted plug & play** option – ensuring every occupier can find the right fit for their needs today and in the future.



**On-site café and breakout lounge**



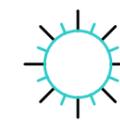
**Secure on-site and underground car parking**



**Showers and bike racks**



**24/7 access and on-site building manager**



**Excellent natural light and modern LED lighting**



**High-speed fibre connectivity (5-star eWave rated)**

# Flexible Workspace FigFlex Offices

Oak House is home to FigFlex Serviced Offices, offering a modern solution for businesses seeking maximum flexibility.

- Fully serviced office suites
- Co-working and hot-desking options
- Professional meeting and conference rooms
- Simple all-inclusive monthly licences
- Access to shared lounges, breakout zones and kitchen facilities



This option is ideal for start-ups, project teams, or businesses needing swing space with immediate occupation.

# Traditional Office Space

- 3,000 – 13,000 sq ft available
- Full access raised floors
- Flexible floorplates to suit a variety of layouts
- Air conditioning
- Suspended ceiling with LED lighting
- EPC Rating: B
- Excellent parking provision with a 1:289 sq ft parking ratio

For companies seeking longer-term commitments, Oak House offers a range of high quality office suites available on conventional leases.

These spaces are perfect for organisations looking to establish a high-quality HQ presence outside London while retaining outstanding connectivity.

## CURRENT AVAILABILITY:

Second Floor Rear (Suite B)	3,358 sq ft	311.96 sq m
Ground Floor (Part)	8,990 sq ft	835.19 sq m



# Fitted 'Plug & Play' Space

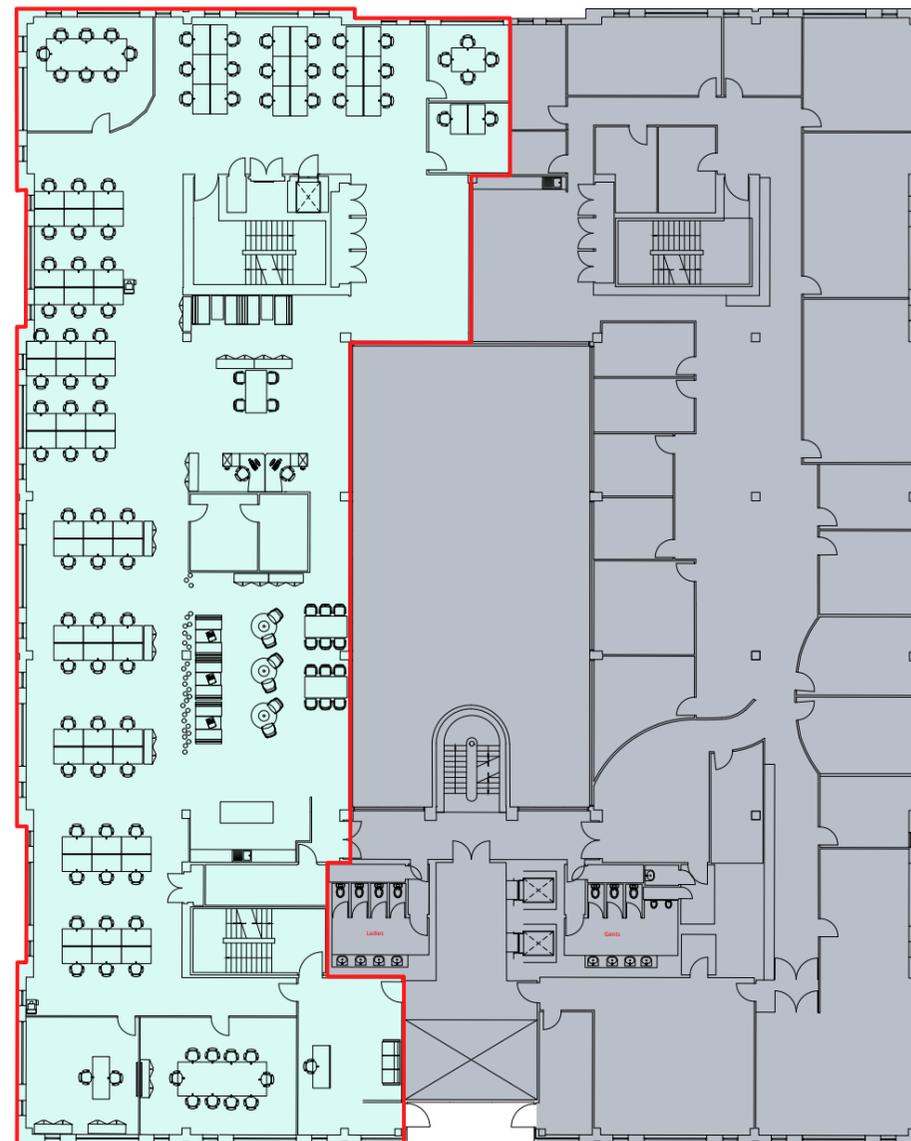
Oak House also offers a suite of 9,070 sq ft ready-to-go fitted office space on the first floor, providing an immediate and cost-efficient solution for occupiers.

## Professionally designed layout including:

- Meeting rooms
- Private offices & booths
- Kitchen and break out space
- Social and collaboration spaces
- Focus desks and pods

## High-quality finishes and furnishings

## Business-grade broadband included



This "turnkey" option is designed for companies that want to move in and start working from day one.



## TERMS

The accomodation is available on a new full repairing and insuring lease for a term to be agreed.

## SERVICE CHARGE

A service charge is applicable, further details available upon request.

## VAT

All rents, prices and premiums are exclusive of VAT.

## EPC

Available upon request.

Viewings strictly by appointment:

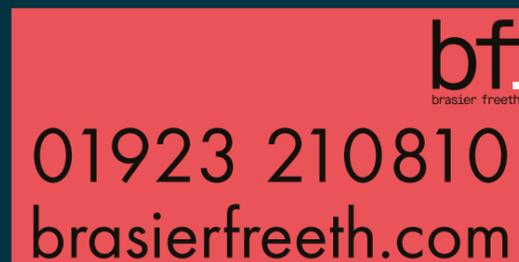


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