



CLARENDON ROAD, WATFORD

HYDE

Fully fitted plug and play office of 18,000 sq ft available for immediate occupation, with smaller furnished suites of 8,000 sq ft, both available at Cat A rents.

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

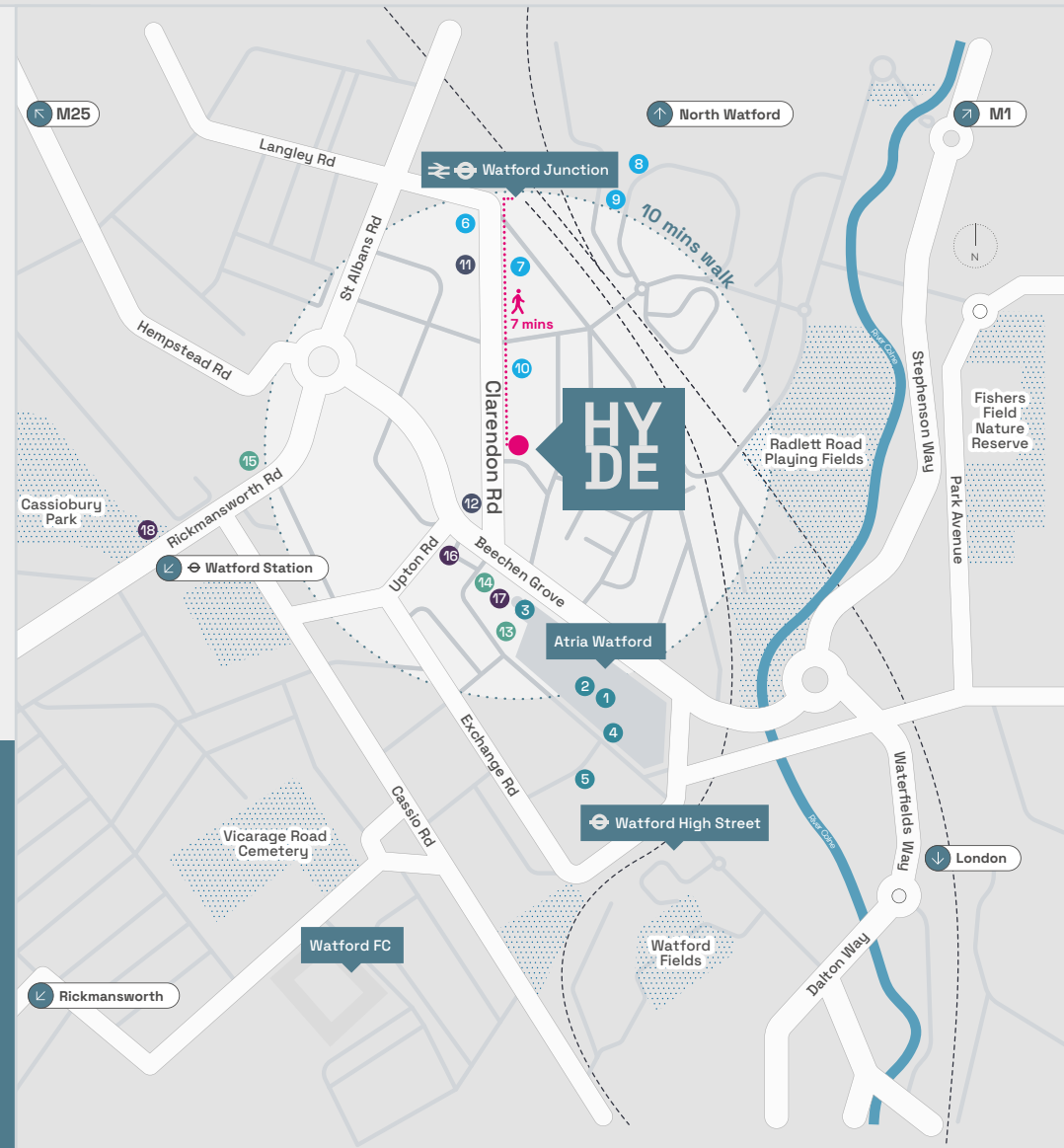
- 11 Holiday Inn
- 12 Leonardo Hotel

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



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



ATRIA SHOPPING CENTRE 4 MINS	WATFORD JUNCTION 7 MINS	CASSIOBURY PARK 15 MINS	WATFORD STATION 25 MINS
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Watford
Junction
7 min walk

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

KPMG

POLO
RALPH LAUREN

pwc

EPSON®

canada *life*

ASOS

@ allwyn

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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 Canteen and town hall space



Advanced IT and communications infrastructure



Flexibility of size / lease / rent



Air conditioning



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

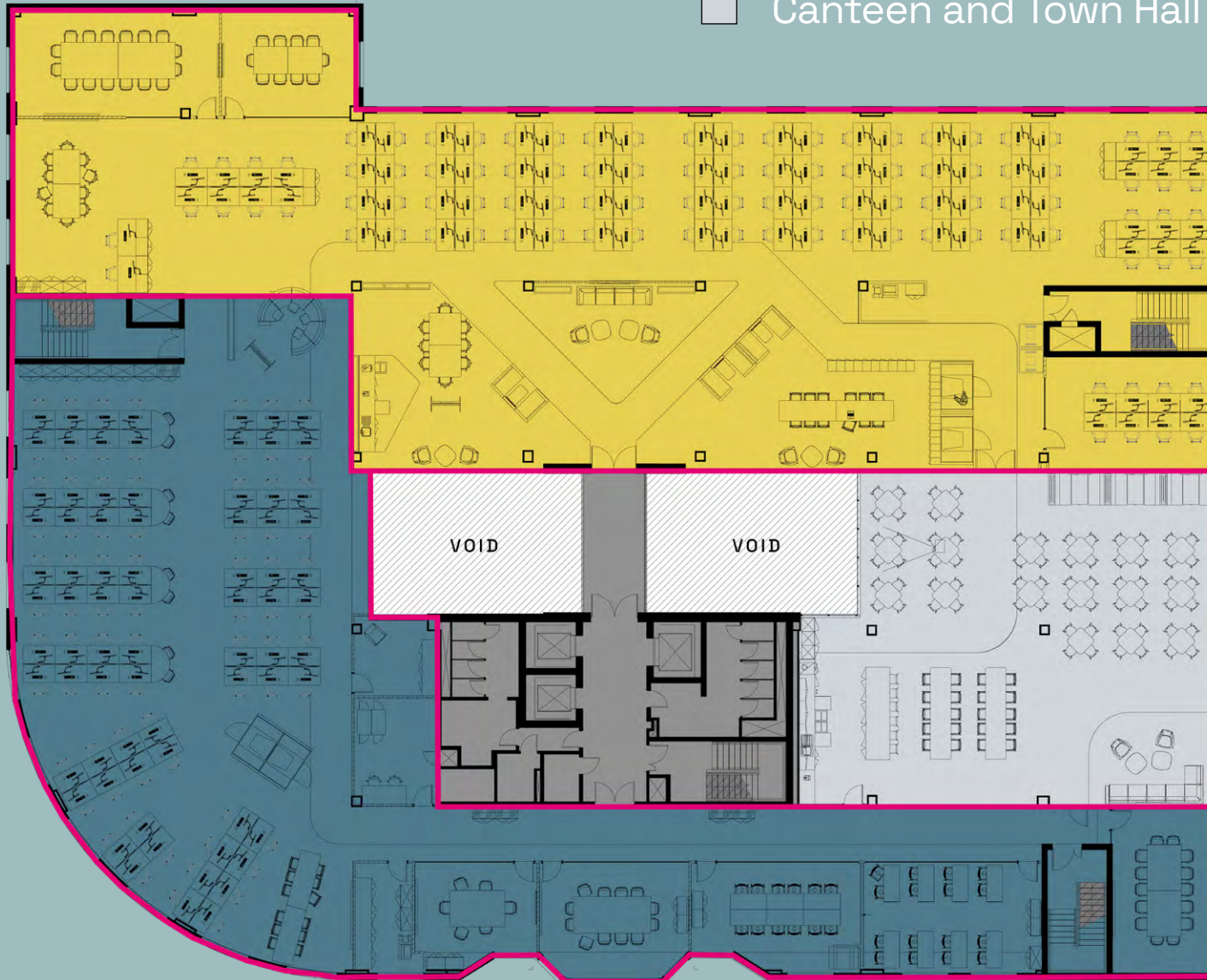


1st Floor Fitted Workspace 18,000 sq ft



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- Option 1: 8,000 sq ft*
- Option 2: 8,000 sq ft*
- Canteen and Town Hall Area



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



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

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