

47

CLARENDON ROAD

WATFORD WD17 1HA

THE COOLEST NUMBER IN WATFORD

47 Clarendon Road is geared for progressive cutting edge sectors wanting to make their mark here. Everyone from creative hot shots, tech wizards and life science pioneers, can build and grow within a contemporary, design led, sustainable office environment.

Currently under-going a transformative 2 storey addition and comprehensive refurbishment.

Scheduled for delivery Summer 2025.



47 CLARENDON ROAD
HAS YOU & YOUR
BUSINESS AT ITS HEART

**38,305 SQ FT OF NEWLY
REFURBISHED, BEST IN
CLASS OFFICE SPACE**

**OFFICES AVAILABLE
FROM 1,500 SQ FT**

47

Located prominently in Watford's prime office pitch, the striking glazed facade and landscaped approach to 47 Clarendon Road provide a fantastic sense of arrival for staff, visitors and clients.



2,725 sq ft
garden terrace
overlooking
Clarendon Road.

NUMBER ONE ROOF TERRACE IN WATFORD

CLARENDON ROAD

CGI image





THE LOCATION



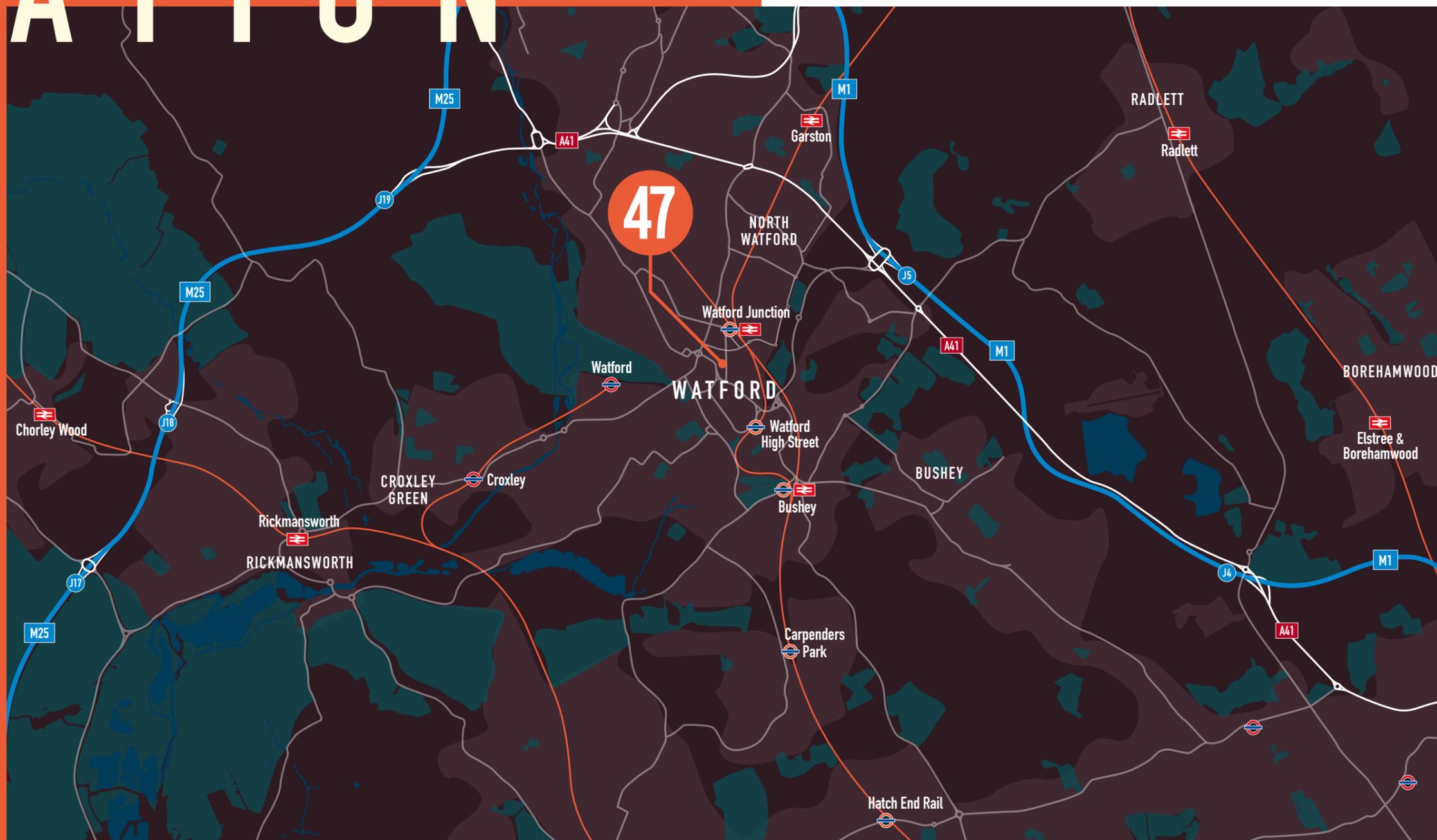
DISTANCES

	Miles
M25 J19	3.5
M1 J5	2
Watford Station	360 yards
Central London	21
Heathrow Airport	22



TRAIN TIMES

	Mins
London Euston	15
Milton Keynes	23
Birmingham New Street	80
BY TUBE (Metropolitan Line)	
King's Cross St Pancras	48
Liverpool Street	56



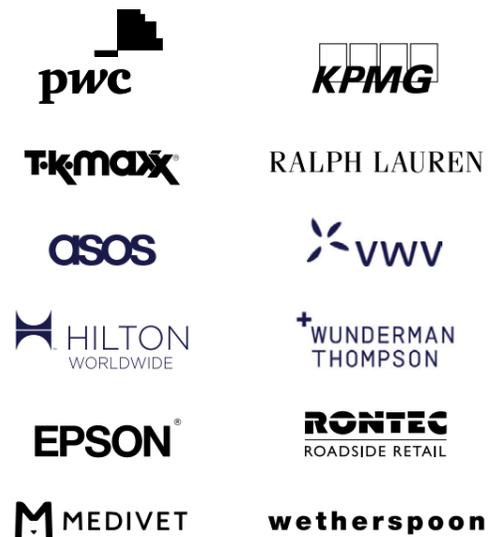
Sat Nav: WD17 1HA
[///riches.estate.rocky](http://riches.estate.rocky)

WATFORD

THE PLACE TO BE IS AT THE HEART OF EVERYTHING.

Clarendon Road is the principal office location in Watford, lying between Watford Junction Station and the High Street, which provides the main retail and amenity provision.

This excellent combination of accessibility and amenity has helped attract a wide range of blue chip office occupiers including the following:

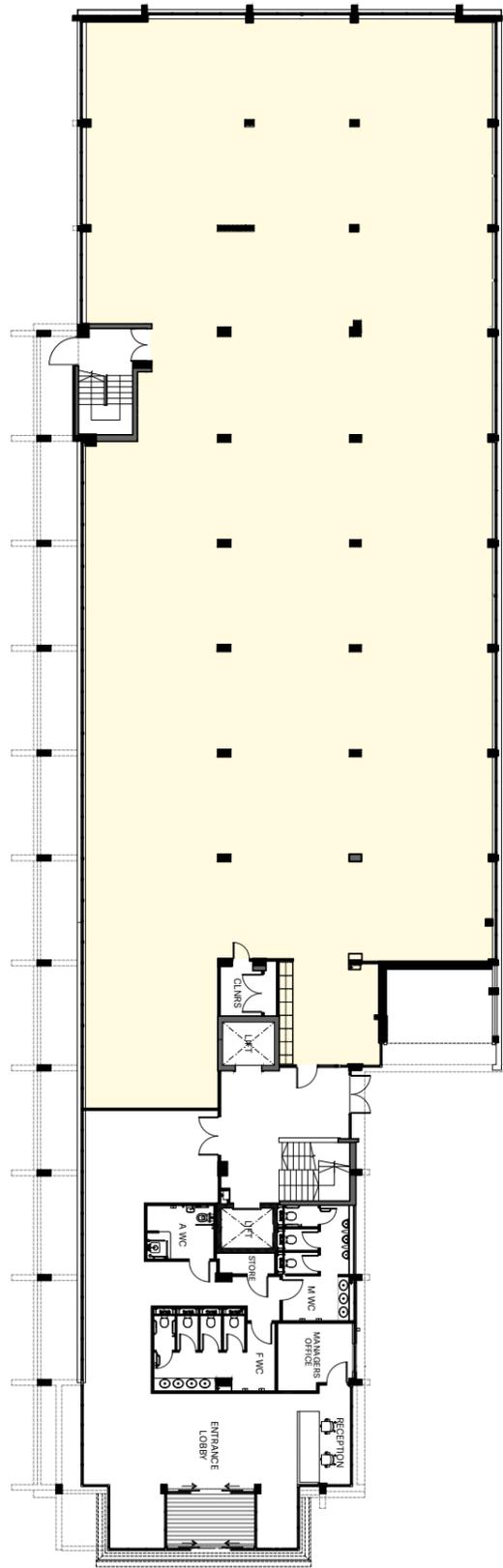


SOME OF THE BEST NUMBERS IN WATFORD

- 2 Minutes walk to the Town Centre
- 4 Miles to three motorway junctions
- 4 Train operators for Watford Stations (London Overground, West Midlands Trains, Avanti West Coast, Metropolitan Line)
- 5 Minutes walk to Watford Junction Station
- 11 Fitness centres, Gyms and Yoga centres, within a 12 minute walk
- 15 Minutes to Euston Station
- 26 Restaurants, cafés and bars within 10 minutes walk
- 280 Acres of parkland
- 408 Cycle routes to explore

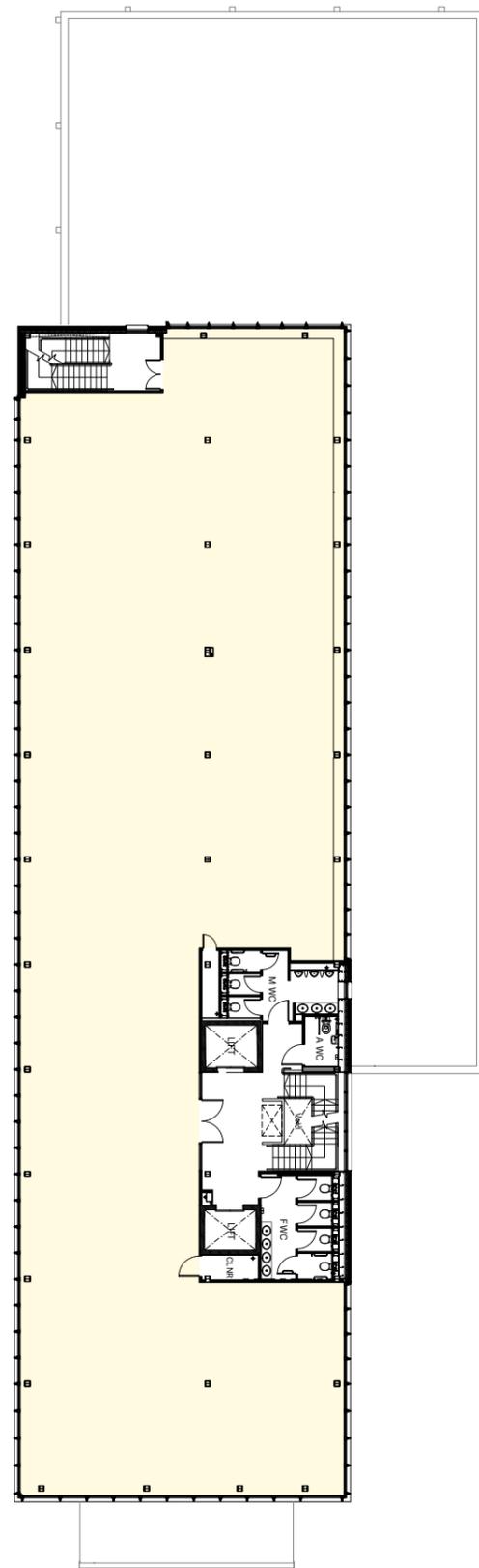


GROUND FLOOR PLAN

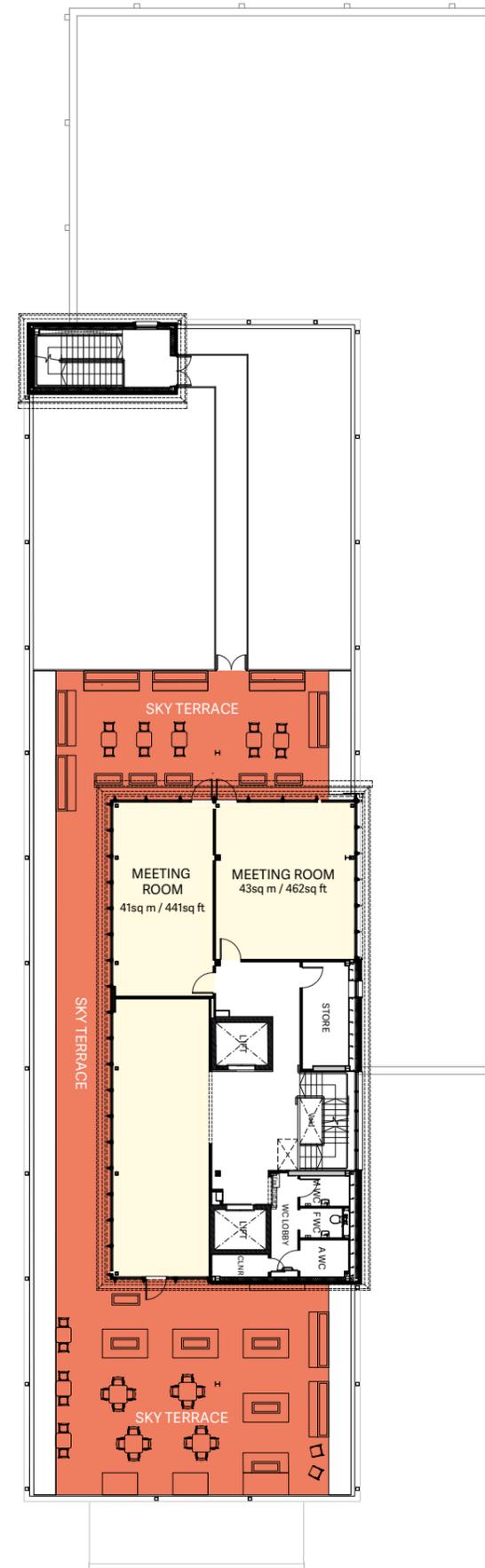


CLARENDON ROAD

5TH FLOOR PLAN



1ST-4TH FLOOR PLAN



ACCOMMODATION

	SQ M	SQ FT
Ground Floor	840	9,038
Reception	110	1,184
First Floor	636	6,843
Second Floor	636	6,843
Third Floor	653	7,026
Fourth Floor	653	7,026
Fifth Floor	142	1,527
Terrace	253	2,725
Total (IPMS3 approx)	3,560	38,305

BUILDING SPECIFICATION



EPC targeting A



BREEAM targeting Excellent



Building all electric powered



67 Car Park Spaces in total



12 Active Electric Car charging points



10 Passive Electric Car charging points



52 Cycle Spaces

SUSTAINABILITY



Bio-diverse roof & garden terrace



Electric charging for bikes & scooters



Cycle Maintenance Stands to promote sustainable travel



All-electric air-source, heat pumps for heating & cooling



Enhanced Glazing improves thermal performance



LED lighting with movement sensors



Energy Efficient



Target Carbon Net Zero



On-site facilities that promote physical activity



'Green Corners' for restful reflection

ENERGY EFFICIENCY



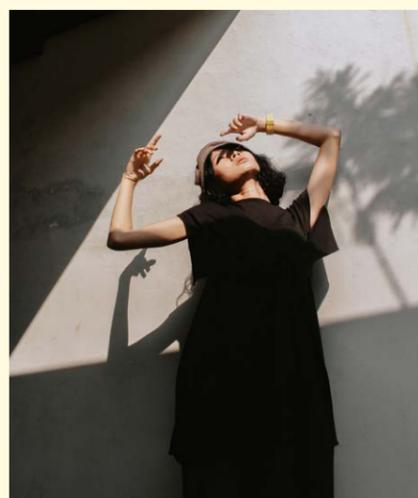
Low Energy LED lighting



Energy efficient lifts



Reduced heating & cooling demand





FIND OUT MORE



Will Foster
07789 878 007
will.foster@realestate.bnpparibas

James Little
07350 404 732
james.little@realestate.bnpparibas

brayfoxsmith

Claudio Palmiero
07896 205 786
claudiopalmiero@brayfoxsmith.com

Rob Bray
07768 800 280
robbray@brayfoxsmith.com



Graham Ricketts
07841 235 185
graham.ricketts@brasierfreeth.com

Felix Sharman
07712 431 588
felix.sharman@brasierfreeth.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. None of the joint agents has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 2025

47CLARENDONROAD.COM

47

CLARENDON ROAD
WATFORD WD17 1HA