

36 CLARENDON ROAD

WATFORD • WD17 1JJ



GRADE A
AIR-CONDITIONED TOWN CENTRE OFFICES
5,112 - 15,336 SQ FT (475 - 1,425 SQ M)

TO LET



**GRADE A SPACE WITH
EXPOSED SERVICES**



VRF AIR-CONDITIONING



**EXCEPTIONAL NATURAL LIGHT
WITH PANORAMIC VIEWS**



**FULLY SELF-CONTAINED
WITH OWN KITCHEN,
WC'S & SHOWER**



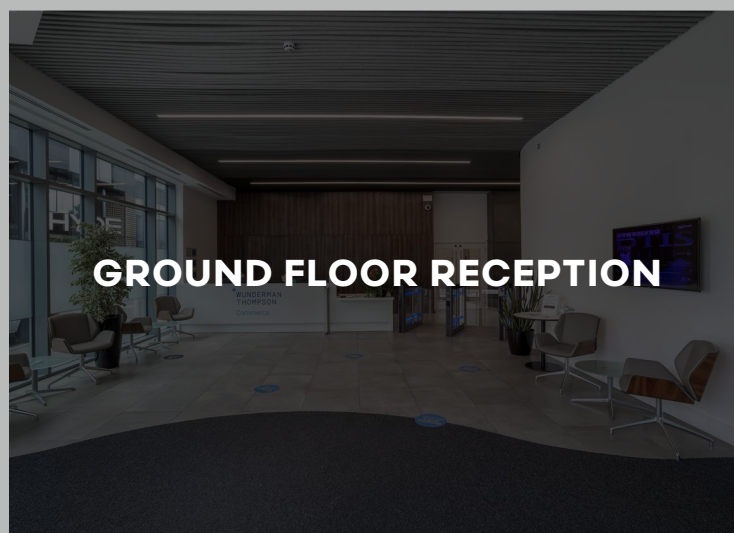
**5 MINUTE WALK TO WATFORD
JUNCTION STATION**



**AVAILABLE AS FURNISHED
PLUG & PLAY IF DESIRED**



ROOF TERRACE



GROUND FLOOR RECEPTION



**GROUND FLOOR
PRESENTATION/RECREATION
SPACE AVAILABLE BY
ARRANGEMENT**

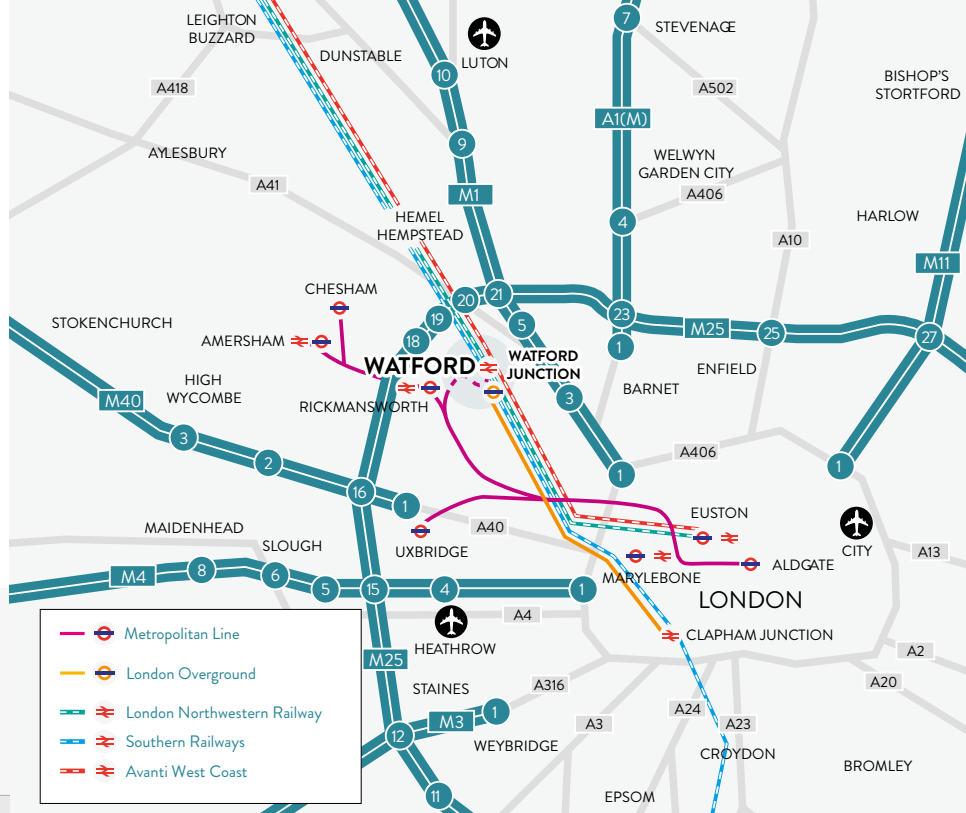
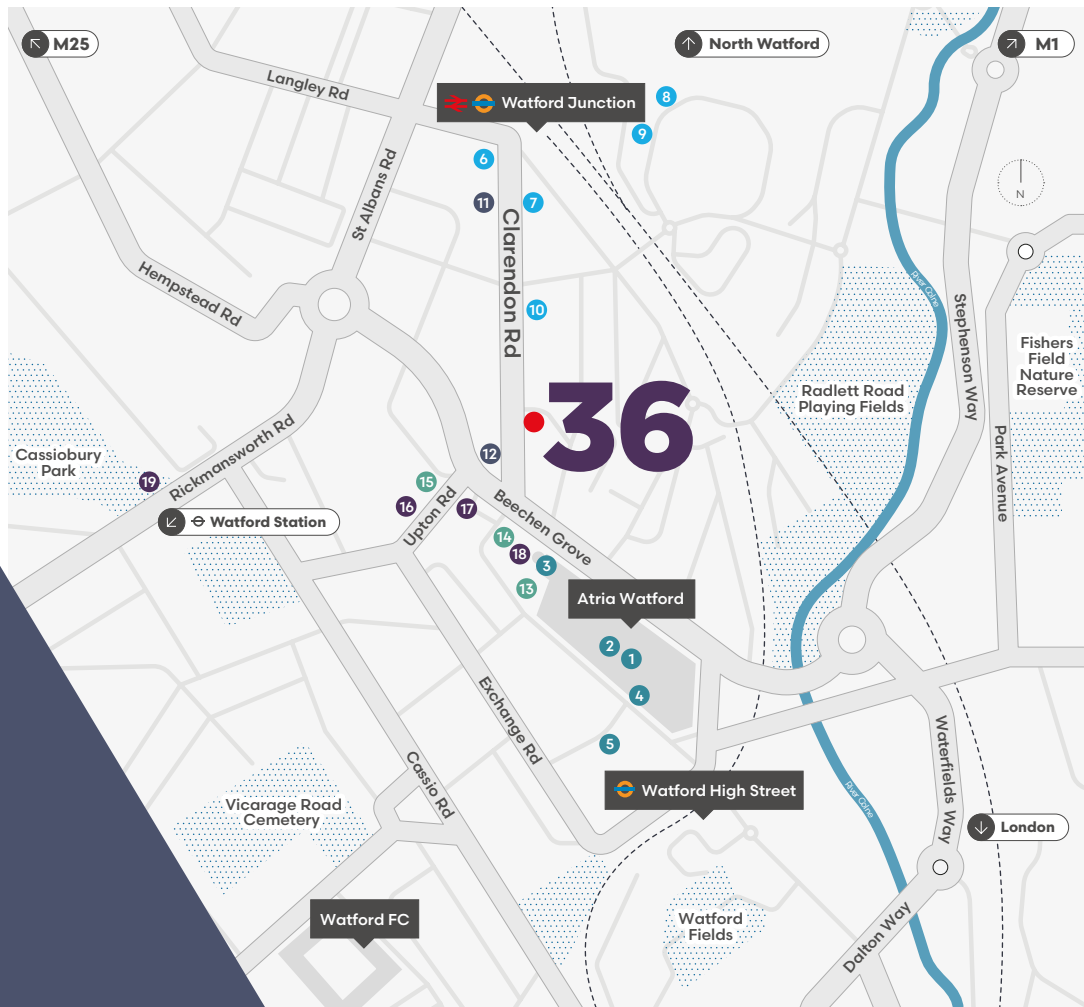
5th Floor • 36 Clarendon Road • Watford • WD17 1JJ

LOCATION

Number 36 is situated approximately 500 metres from Watford Junction station from where London Euston can be reached in only 15 minutes, with additional connections north to Milton Keynes and Birmingham, New Street. Watford’s main shopping centre, Atria, is a similar distance to the south which offers an exceptionally wide variety of retail and eating options, both household names and niche offers.

Road communications are also excellent with multiple junctions on the M1 and M25 within 3 miles.

Nearby occupiers include TJX Europe, KPMG, Polo Ralph Lauren and PWC.



RETAIL

- 1 Atria Watford Shopping Centre
- 2 Marks & Spencer
- 3 Next
- 4 Caff  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 Jury’s Inn

ENTERTAINMENT

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

WELLNESS

- 16 Fitness4Less
- 17 NRG Gym
- 18 YMCA Gym
- 19 Cassiobury Park

Train		Car	
LONDON EUSTON	FROM 15 MINS	M1 JUNCTION 5	2.5 MILES (8 MINS)
MILTON KEYNES	21 MINS	M25 JUNCTION 20	3.5 MILES (12 MINS)
CLAPHAM JUNCTION	43 MINS	LUTON AIRPORT	18 MILES (27 MINS)
BIRMINGHAM NEW STREET	1 HR 18 MINS	HEATHROW AIRPORT	20 MILES (27 MINS)
MANCHESTER	2 HRS 16 MINS	CENTRAL LONDON	21 MILES (55 MINS)

SAT NAV: WD17 1JJ



DESCRIPTION

The available accommodation comprises the third, fourth and fifth (top) floors of this recently constructed office building featuring floor to ceiling glazing on 3 sides providing exceptional natural light and panoramic views.

The floors are each arranged in a largely open plan fashion with the benefit of various meeting rooms. Each floor also has ladies, gents and disabled WC's together with a shower. At present the floors are fully furnished and are available for occupation on a plug and play basis.

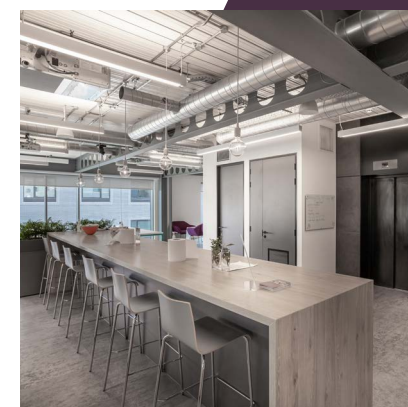
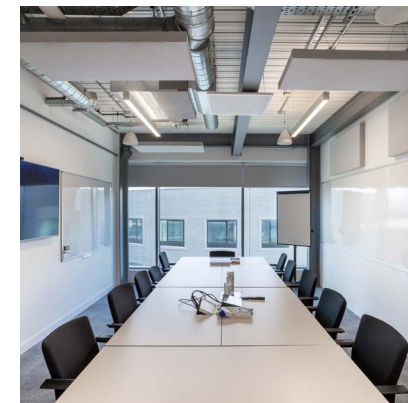
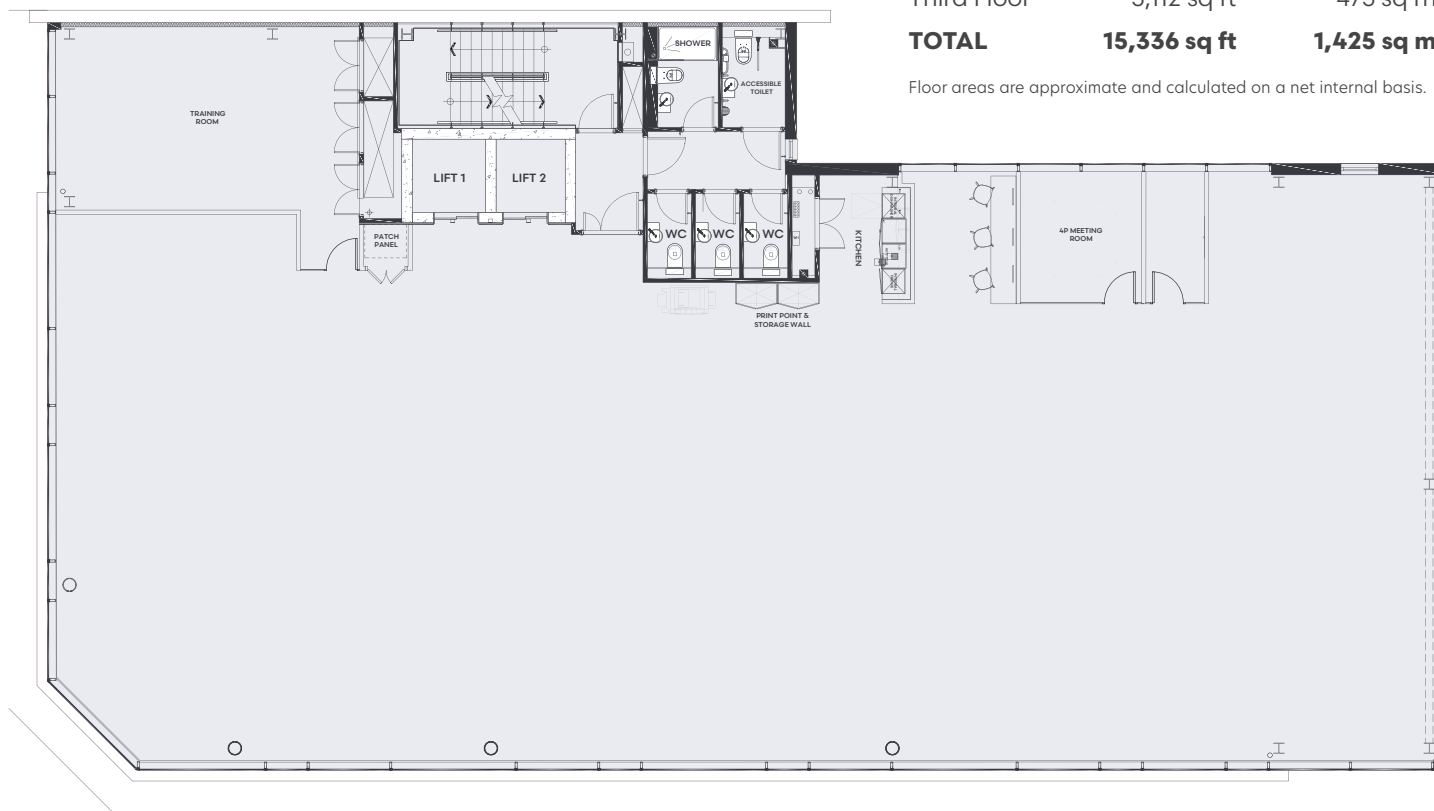
Alternatively, they can be offered clear of furniture for a new occupant to fit out to their style/requirements. The building also benefits from a communal roof terrace and in addition there is bookable presentation/recreation space available on the ground floor. On site car parking at basement level is available by negotiation.

ACCOMMODATION

Fifth Floor	5,112 sq ft	475 sq m
Fourth Floor	5,112 sq ft	475 sq m
Third Floor	5,112 sq ft	475 sq m
TOTAL	15,336 sq ft	1,425 sq m

Floor areas are approximate and calculated on a net internal basis.

Fifth Floor plan





TENURE

A new lease is available for a term by negotiation.

RENT

On application.

RATES

To be reassessed.

EPC

The building has an excellent EPC rating of B-36.

VIEWING

For viewing and further information, please contact the joint agents:



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DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 05/24.

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WATFORD • WD17 1JJ



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TO LET



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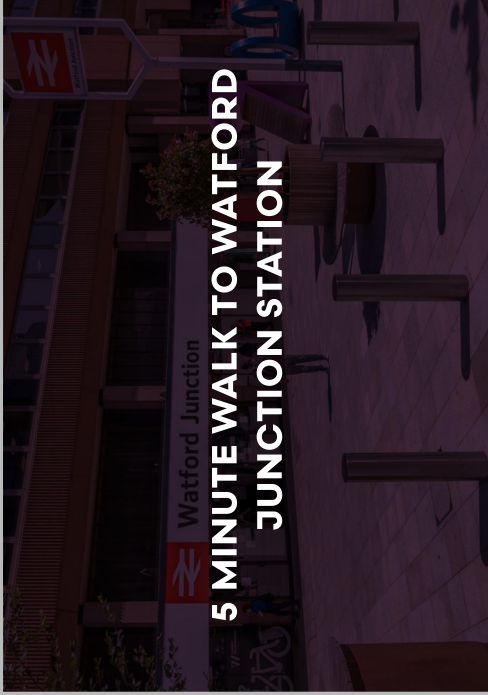
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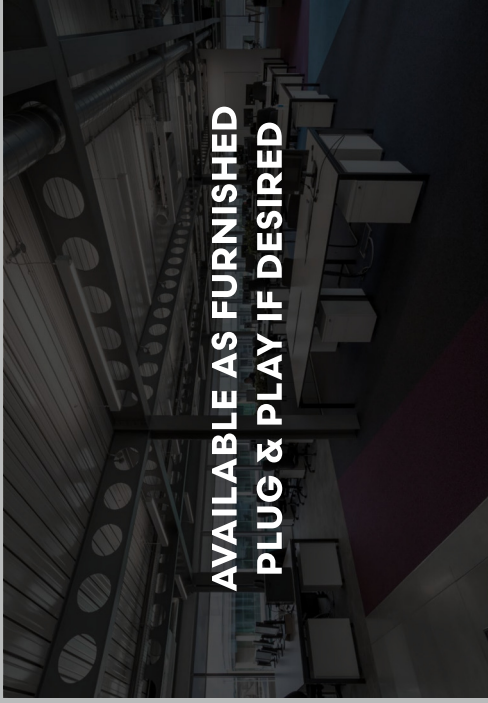
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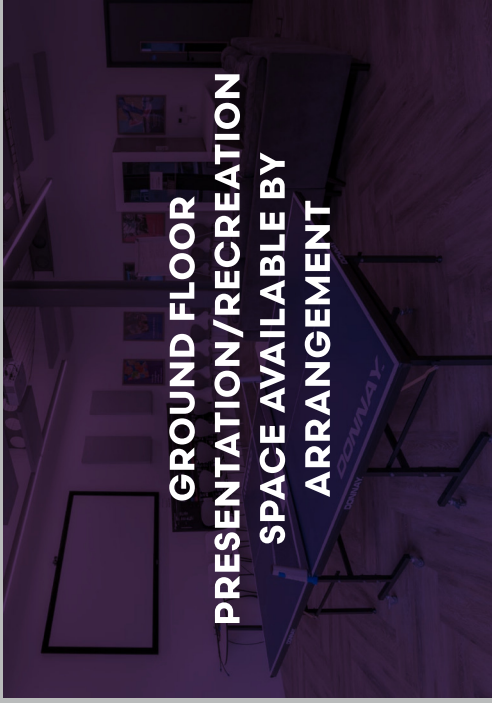
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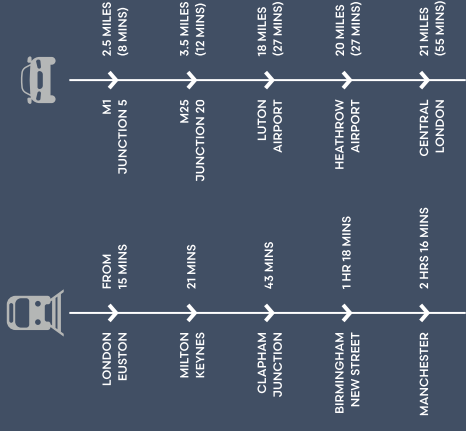
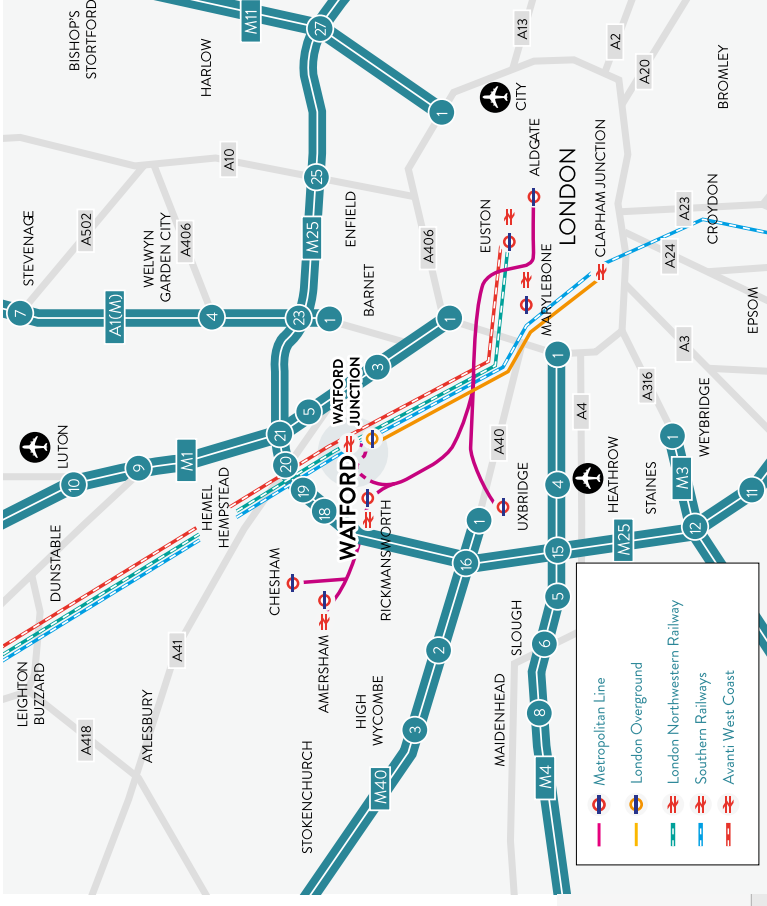
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SAT NAV: WD17 1J5



OPEN IN GOOGLE MAPS

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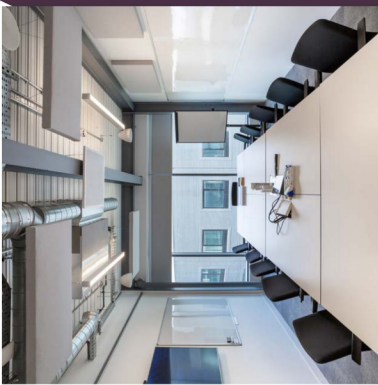
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VIEW
PHOTO
GALLERY

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