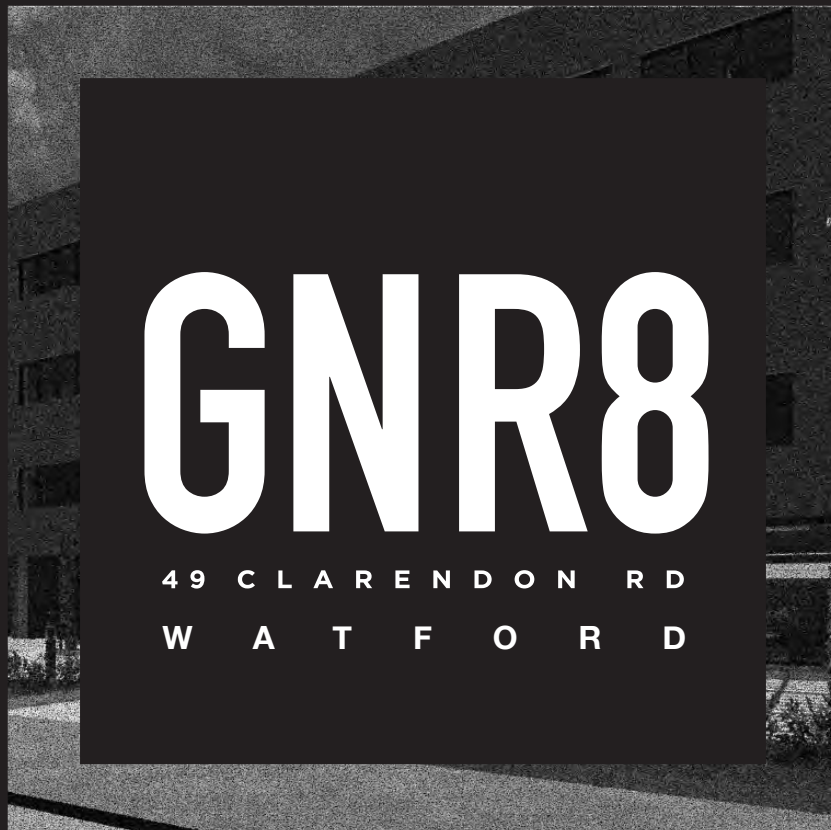
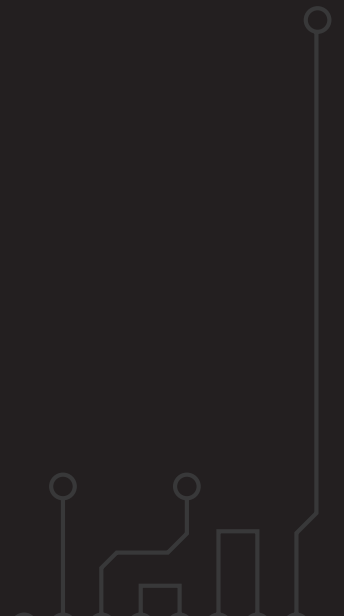


SUITES AVAILABLE



**POWERFUL CONNECTIONS
START HERE**



49 CLARENDON RD

GENERATING BUSINESS

**3,428 SQ FT
REMAINING**

**SUITES FROM
1,521 SQ FT**

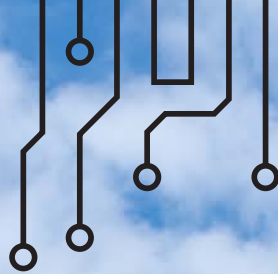
**A MIX OF COMMUNAL WORKING
FACILITIES AND FLEXIBLE OFFICE
SUITES, MEETING THE DEMANDS
OF 21ST CENTURY BUSINESSES**

- 
- 3 MERIDIAN IT LIMITED
- 2 C.H. ROBINSON WORLDWIDE (UK LTD)
- 1 HR GO
INTERNATIONAL TRADE CORPORATION
GERRARD BYRNE
LIFE INSURANCE CORPORATION OF INDIA
HAYS SPECIALIST RECRUITMENT LIMITED

NEW CO-WORKING AND BREAK OUT SPACES

The open-plan reception provides an informal, communal space for meeting, working and collaboration. The industrial style finishes are complemented by vibrant, contemporary furniture, offering a practical and welcoming meeting and co-working space.

49 CLARENDON RD



ICONIC:
THE NEW BLACK



GNR8

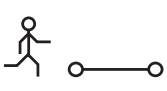
49 CLARENDON ROAD HAS UNDERGONE A CONTEMPORARY, REFURBISHMENT PROGRAMME, DESIGNED FOR HIGH ACHIEVING BUSINESSES THAT DESIRE AN ENVIRONMENT THAT REFLECTS THEIR UNIQUE LIFESTYLE AND INDIVIDUALISM.

Rather than the predictable; GNR8's remodelled interior has accents of exposed brick, bright, block colours and industrial elements that create an environment, which delivers a contemporary feel as soon as you walk into the reception.

- Remodelled reception
- Ground floor amenity space with Wi-Fi
- Quiet zones
- Informal meeting booths and bookable meeting rooms
- Open-plan break out areas
- Outdoor meeting and amenity spaces
- Shower facilities
- Secure bike storage
- Shower and changing facilities
- 3 Star Fitwel certification

WATFORD

FAST CONNECTIONS, A THRIVING BUSINESS COMMUNITY, COMPETITIVE PROPERTY PRICES AND OPEN, GREEN SPACE MAKES WATFORD A THRIVING TOWN



WALKING mins

RETAIL

- 1. Atria Watford Shopping Centre 9
- 2. Next 5

HOTELS

- 3. Jury's Inn 2
- 4. Travelodge 8
- 5. Premier Inn 14

ENTERTAINMENT

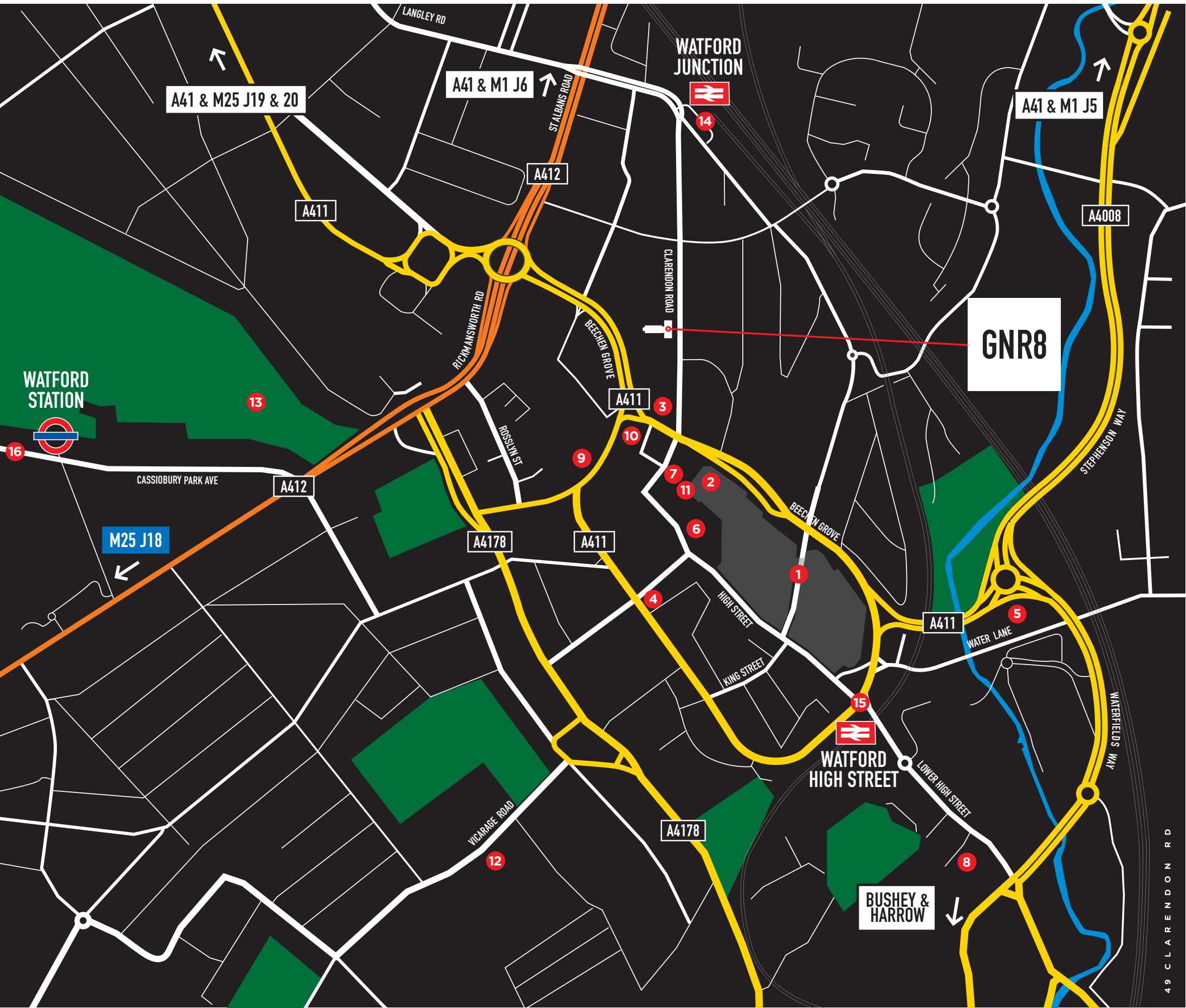
- 6. Cineworld Cinema 6
- 7. Watford Palace Theatre 4
- 8. Pump House Theatre and Arts Centre 16

SPORT & LEISURE

- 9. Fitness4Less 6
- 10. NRG Gym 4
- 11. YMCA Gym 4
- 12. Watford Football Club 17
- 13. Cassiobury Park 20

TRANSPORT

- 14. Watford Junction Station 5
- 15. Watford High Street Station 13
- 16. Watford Underground Station 23





GNR8

LOCATION

Watford is one of the major towns in Hertfordshire, situated 20 miles to the north west of London and inside the M25 motorway.

The town is a major regional centre for the northern home counties with the County Council designating Watford as one of the counties two main regional sub-centres.

Major national and multi-national companies have headquartered their businesses in Watford, especially in and around Clarendon Road, due to its excellent accessibility to London via Watford Junction station and the motorway network.

Local occupiers include TJX Europe, KPMG, Ralph Lauren, PwC, Epson and Allwyn.





CONNECTIVITY

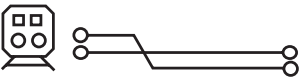
IT'S ALL ABOUT CONVENIENCE

The Metropolitan line, Overground and mainline rail services connect to London.

It is directly on Junctions 5 & 6 of the M1 and a few minutes from the M25.



DRIVING	mins	miles
M1 J5	10	2.3
M25 J20	12	3.7
Central London via M1	57	20



TRAIN	mins
Watford Junction to Euston	15
Watford Overground to Euston	23
Watford Underground to Baker Street	45

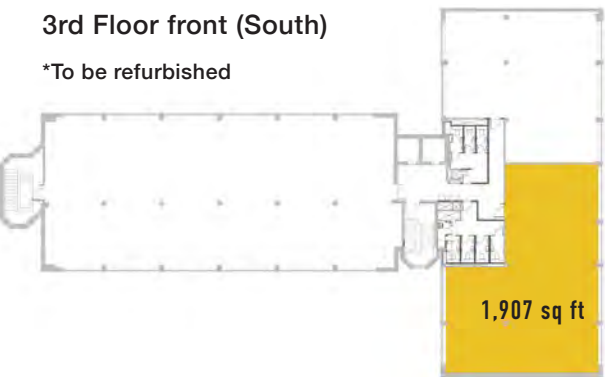
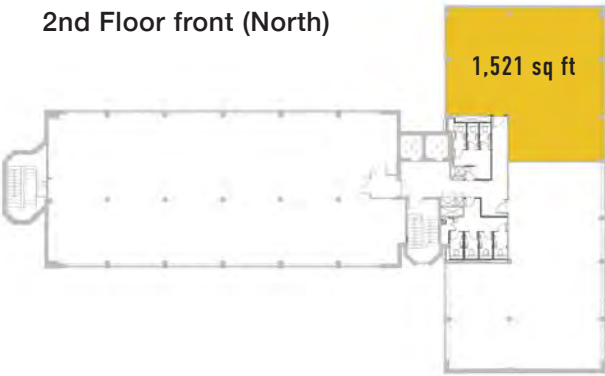
SPECIFICATION

- Impressive remodelled reception
- Contemporary break out space
- High speed fibre
- Wi-Fi connected meeting rooms
- Male & female showers and changing facilities
- Remodelled cores
- Two 8 person lifts
- VRV air conditioning system
- Suspended ceiling with LED LG7 lighting
- Male, female and disabled superloos
- 4 electric vehicle charging bays
- Parking ratio of 1:375 sq.ft.
- Secure cycle racks and lockers
- Fitwel 3 star rating
- EPC C rating

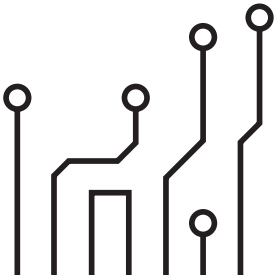
GNR8

AVAILABLE

ACCOMMODATION	sq ft	sq m
2nd Floor front (North)	1,521	141
3rd Floor front (South)*	1,907	177
TOTAL	3,428	318



Not to scale. Indicative only





49 CLARENDON RD



WHAT IS FITWEL?

FITWEL IS A HIGH IMPACT BUILDING CERTIFICATION DESIGNED TO SUPPORT HEALTHIER WORKPLACE ENVIRONMENTS AND IMPROVE OCCUPANT HEALTH AND PRODUCTIVITY.

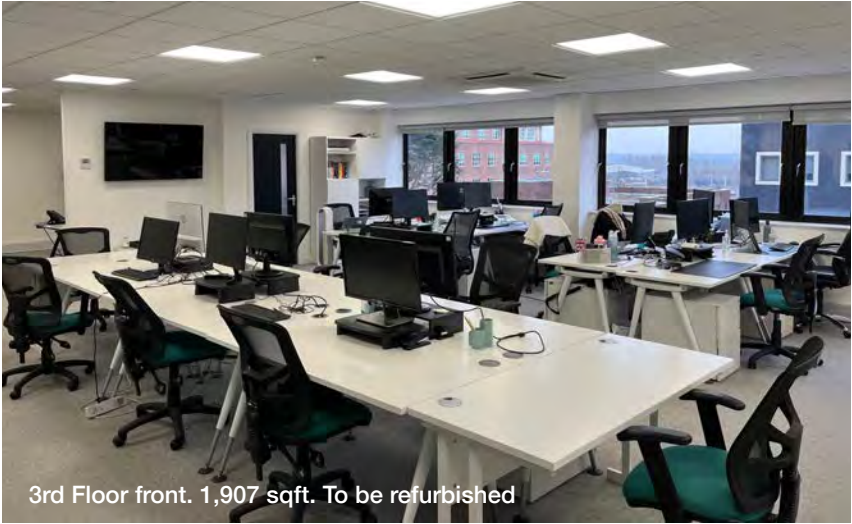
The Fitwel scheme is the world's leading certification system that optimises buildings to support health.

Choose GNR8 to help your employees live their best lives by making it easy and convenient to make healthy choices as part of their normal working day.

FITWEL CERTIFICATION



3rd Floor front



3rd Floor front. 1,907 sqft. To be refurbished







4 9 C L A R E N D O N R D

www.gnr8clarendonroad.co.uk

A DEVELOPMENT BY



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EXACT LOCATION

what3words.com/shadow.ruby.storms

49 CLARENDON ROAD
WATFORD | WD17 1HP