



**THE LARGEST SPECULATIVE
OFFICE DEVELOPMENT
IN WATFORD**
WD17 1JA

01

ON ANOTHER LEVEL

OFFICE SPACE STARTING
FROM 5,390 SQFT

30,000 SQFT OF GRADE A
OFFICE SPACE REMAINING



MAKE AN ENTRANCE

ENTRANCE TO THE CLARENDON WORKS,
WITH CAFÉ ON THE LEFT HAND SIDE.





BEST-IN-CLASS



OFFICE LOBBY WITH
COMMUNAL SEATING
AND DIRECT ACCESS
TO THE CAFÉ



11TH FLOOR BAR
BOMBONI



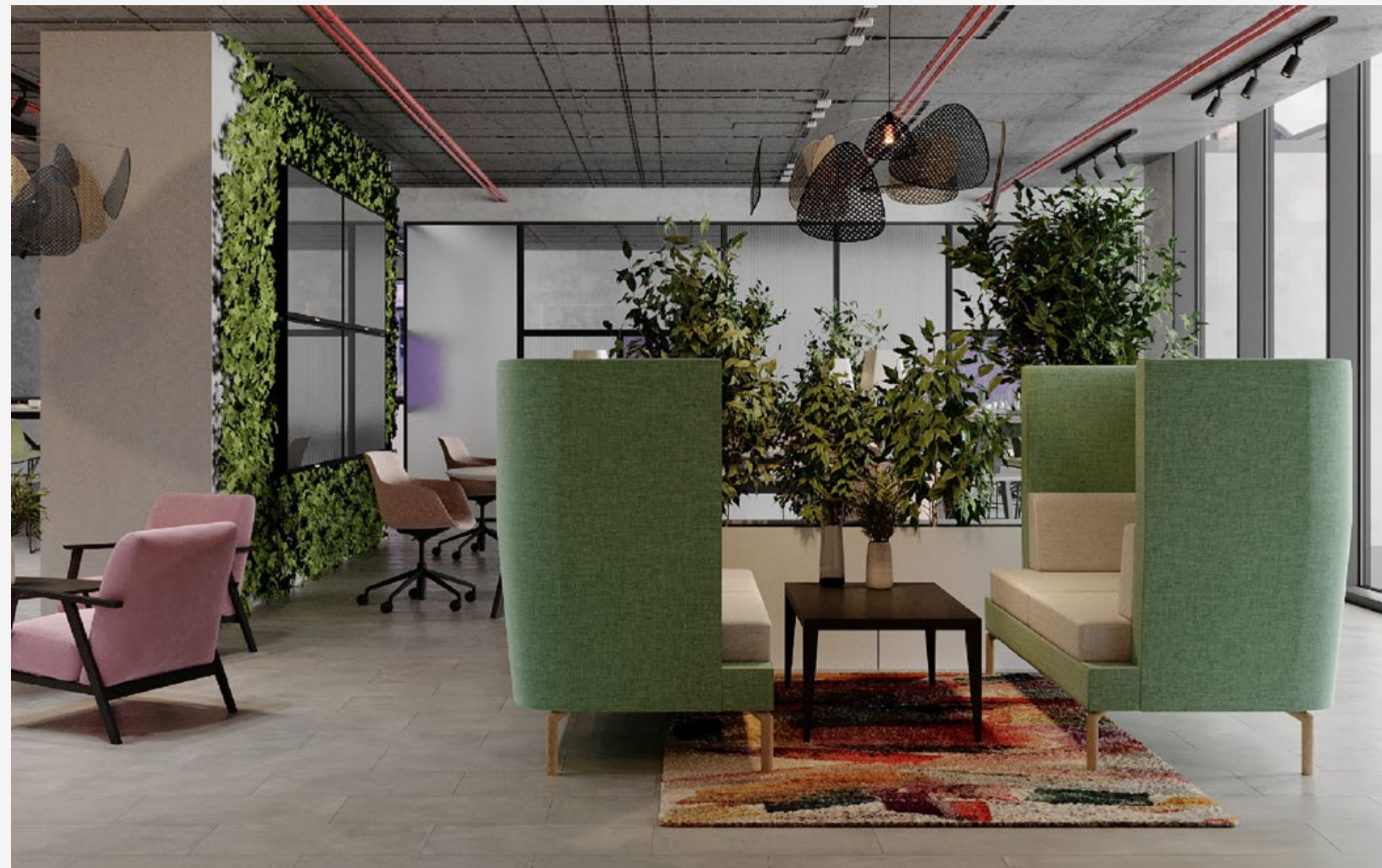
11TH FLOOR ROOF TERRACE
WITH VIEWS LOOKING EAST

11TH FLOOR ROOF TERRACE



GROUND FLOOR
BLA BLA CAFÉ





MEETING SPACES

YOOOSERV
FLEXIBLE WORKSPACES



CONTEMPORARY STYLE

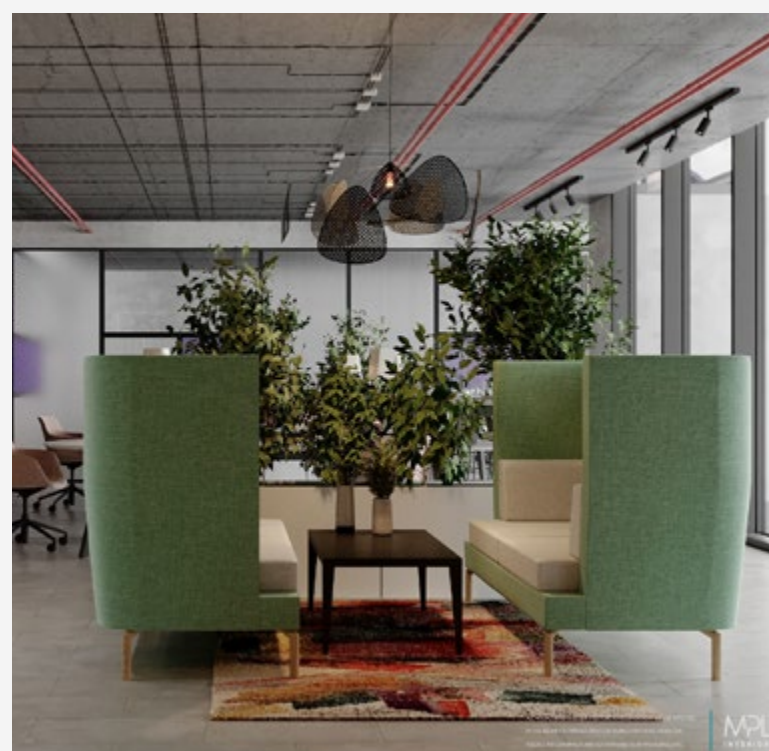
INDICATIVE
CHANGING ROOM



INDICATIVE CREATIVE
FLOOR LAYOUT

YOOSERV

YOUR AMENITY PROVIDER



CUTTING-EDGE MEETING ROOMS

With impressive tech and serene designs, our meeting rooms are designed to boost productivity.



PRIVATE LOUNGES

Say goodbye to noisy cafes. Our private lounges are the perfect place to kick back and meet new people.



SOPHISTICATED ROOF TERRACE

Take your laptop to our stunning roof terrace to get a hit of vitamin D while tackling your work.



FULL SOUNDPROOFING

Shut out the world and keep conversations private with our fully soundproofed meeting rooms.



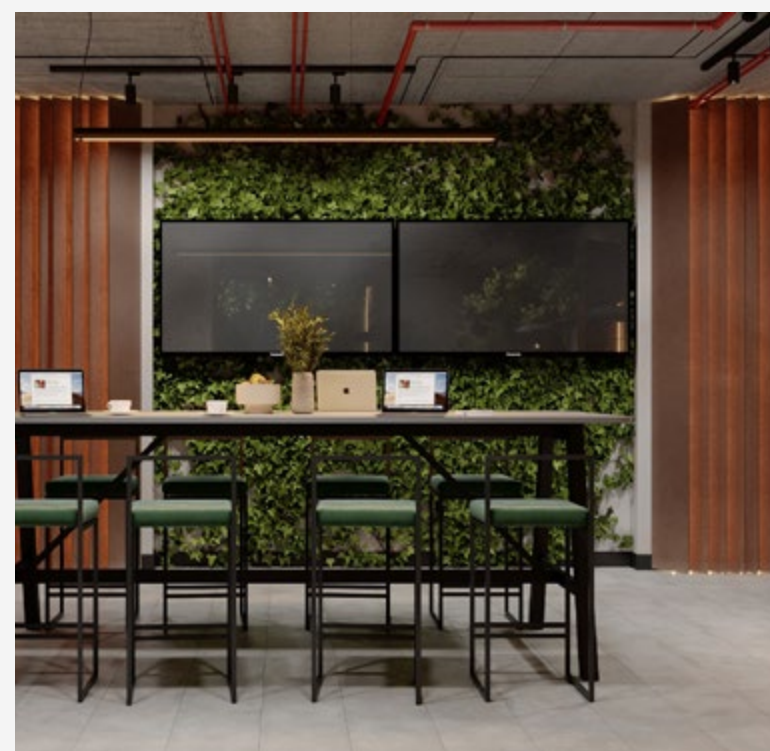
COLLABORATIVE SPACES

Gather the team for a brainstorming session or company meeting in our generous collaborative spaces.



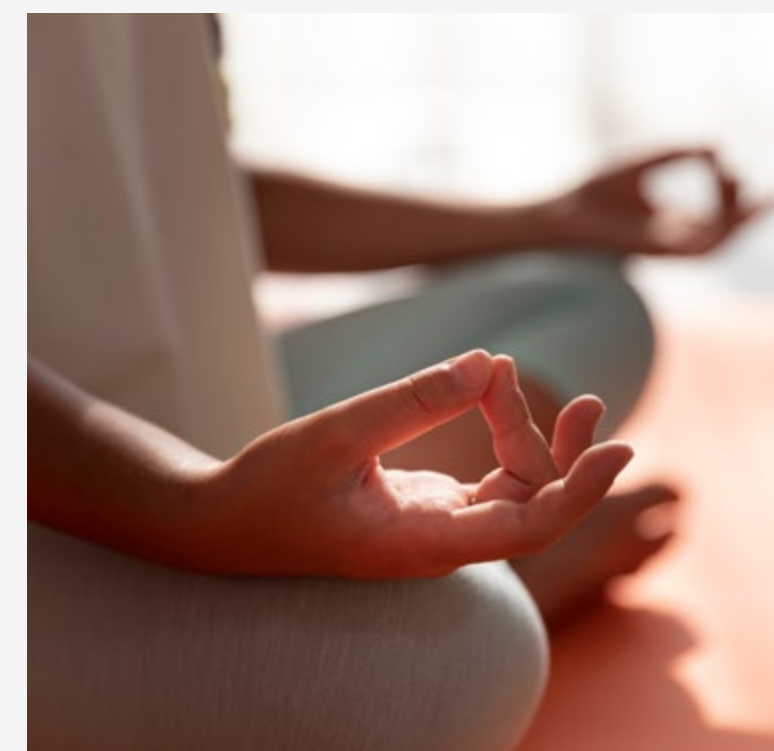
BOOKABLE EVENT SPACE

Need to host a private event? We've got you covered with our impressive, affordable event space.



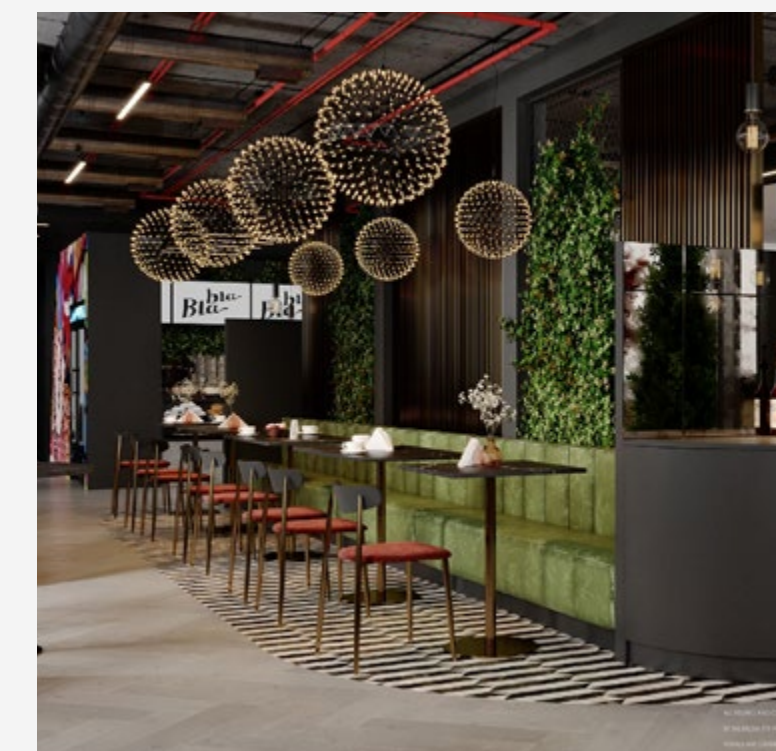
VIDEO BOOTH

Take meetings in a private, soundproofed space with the latest video tech.



MULTI-FAITH ROOM

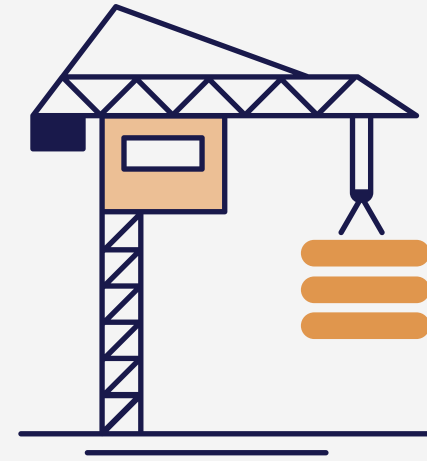
Take time out to pray, meditate or reflect in our multi-faith room, designed for people of all religions.



ON-SITE CHEF AND CAFÉ

Treat your tastebuds with freshly-prepared food and barista-made coffee, available all day long.

REGENERATING WATFORD



£10 million Clarendon Road improvement works



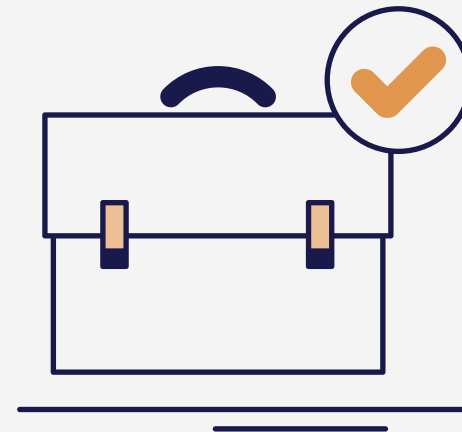
Thousands of **new homes**



£12.5 million on the refurbishment of Watford town hall and the Colosseum to create a new Town Hall Quarter*



New **pedestrianised** areas



Thousands of **new jobs**



Improved **infrastructure**

* Source: <https://www.watfordobserver.co.uk/news/19876261.watford-council-passes-ambitious-budget-regenerate-town/>



| WE WATFORD



COMING TO THE CLARENDON WORKS





RESTAURANTS

1. L'artista
2. Barracuda
3. Sushi No Mai
4. Roti Pan Kitchen
5. Yo Sushi
6. Kokoro
7. Las Iguanas
8. Côte Brasserie
9. Cassio Lounge
10. The Florist
11. Joe and the Juice
12. BloomsYard
13. Wagamama



SHOPPING

1. atria Watford
2. Watford Market
3. Sainsbury's



CULTURE & ENTERTAINMENT

1. Watford Palace Theatre
2. Rock Up (climbing centre)
3. Watford Skatepark
4. Waterfields Recreation Grounds
5. Watford FC



HOTELS

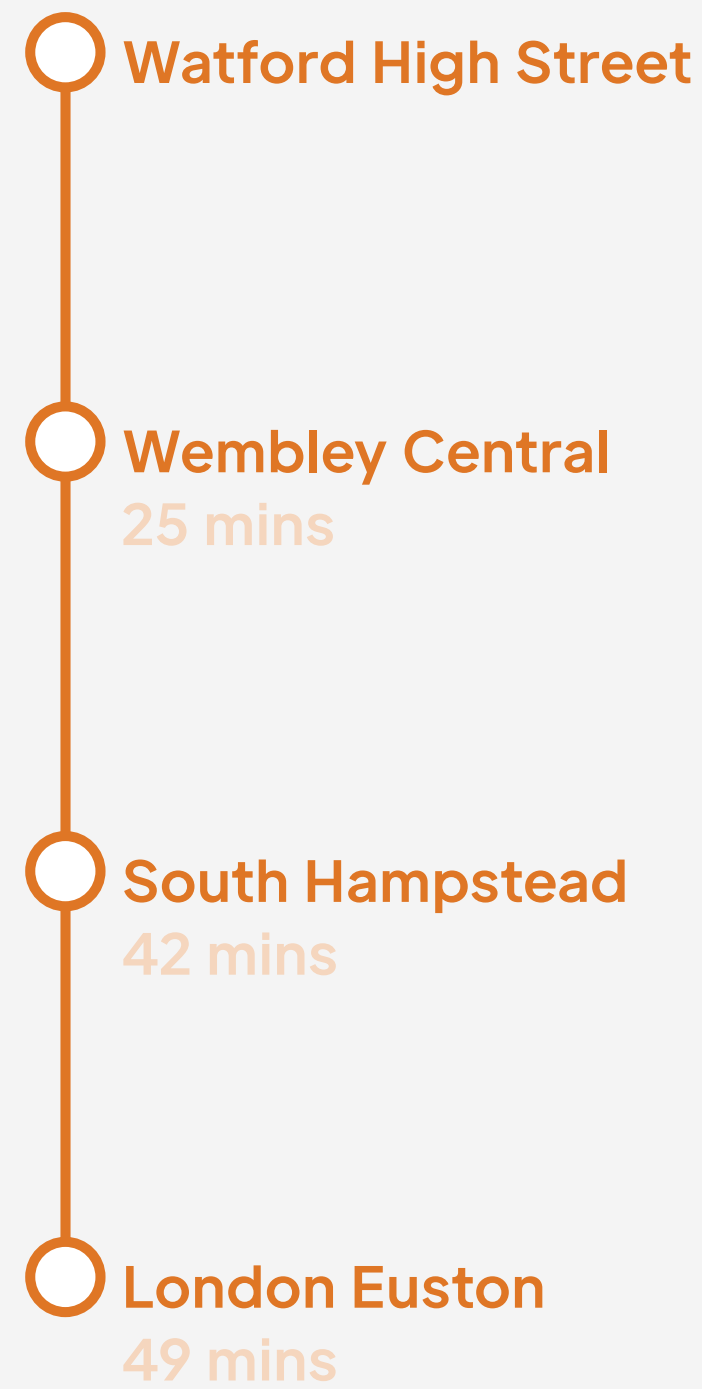
1. Jurys Inn Watford
2. Holiday Inn
3. The Grove



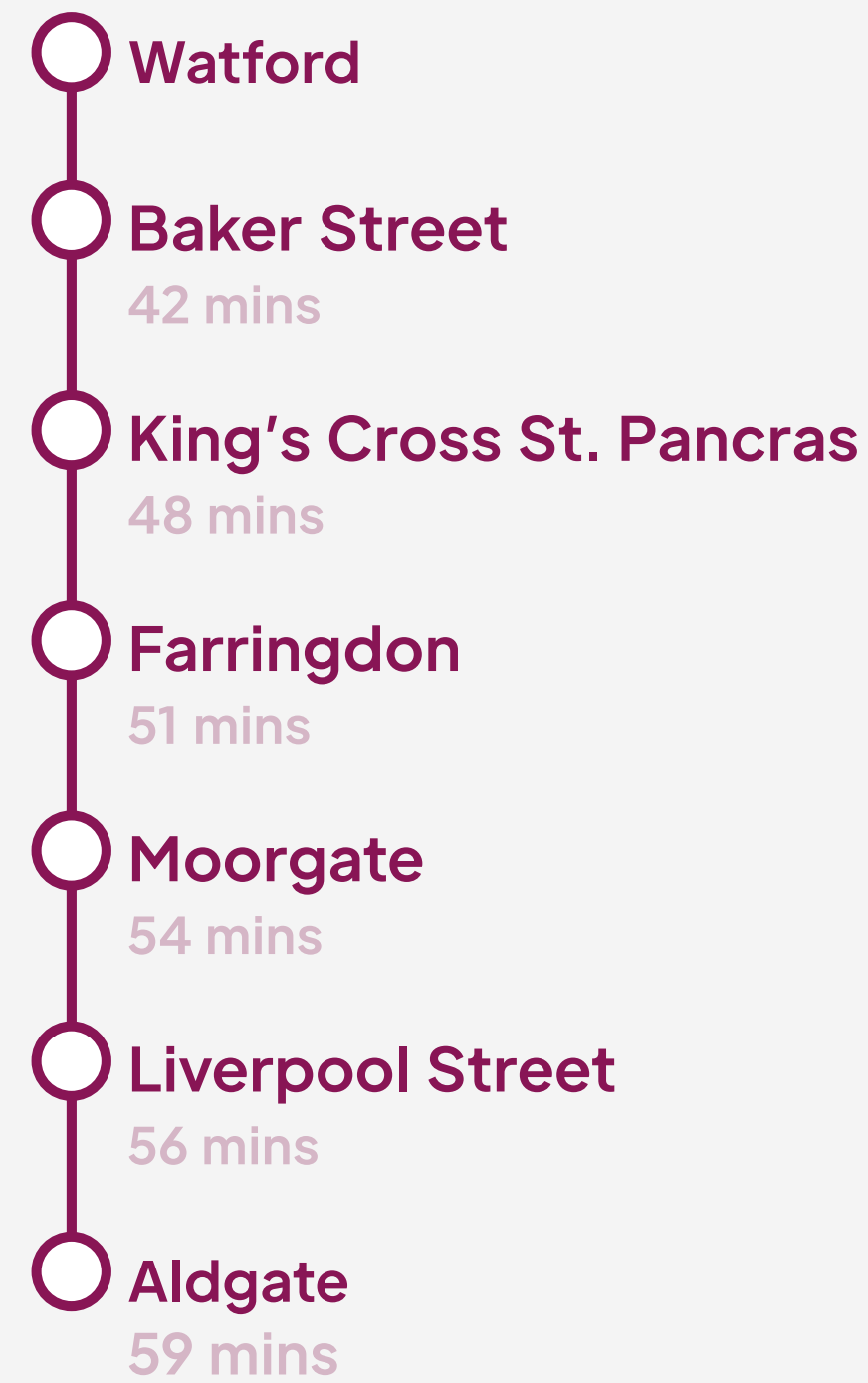
NATIONAL RAIL



OVERGROUND



MET LINE





AIRPORTS

- London Luton Airport
23 mins by car
- London Heathrow Airport
25 mins by car
- London Stansted Airport
50 mins by car



BY CAR

- M1 Motorway
6 mins
- M25 Motorway
8 mins
- M40 Motorway
21 mins



WALKING

- Watford Market
3 mins
- Watford Junction
6 mins
- Cineworld
6 mins
- Sainsbury's
7 mins
- atria Shopping Centre
7 mins
- Marks & Spencer
8 mins
- Cassiobury Park
17 mins

02 ABCD ESG

One of the UK's top 10
healthiest workspaces
- raising the stakes
in Watford.



REGAL

"To ensure that future generations thrive, we are committed to playing our part in tackling the climate crisis, and to delivering better outcomes for the environment and our local communities through creating positive social value.

Our sustainability strategy focuses on three areas: **transitioning to net zero carbon by 2030** through collaboration with our supply chain; **going beyond biodiversity net gain** and **helping disadvantaged groups** including military service leavers into employment in real estate and construction through our Regal Academies."

Paul Eden
Co-Founder, Regal



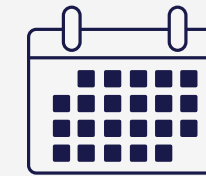
REGAL ACADEMIES



80 military veterans and people from often marginalised groups



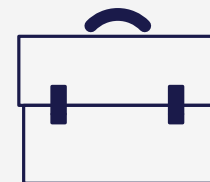
£2.5 million of social value per year using the National TOMS social value framework



Six five-week programmes a year



Learners secure a Level 1 Diploma in construction skills, a L1 Health & Safety Award and a CSCS Card



Many learners secure employment as a result



For the duration of the construction works

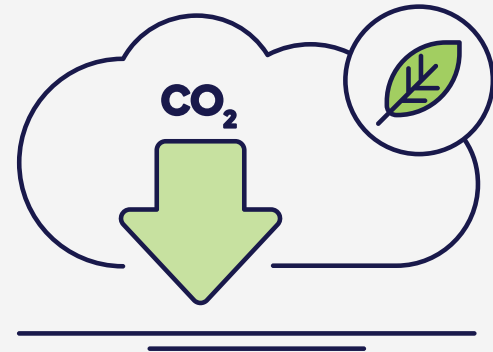


REGAL ACADEMIES

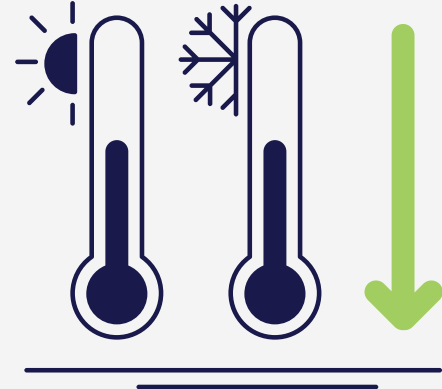
IN PARTNERSHIP WITH



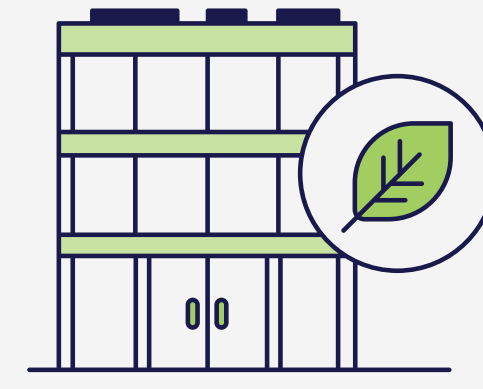
SETTING | STANDARDS



48% less regulated carbon emissions compared to business as usual



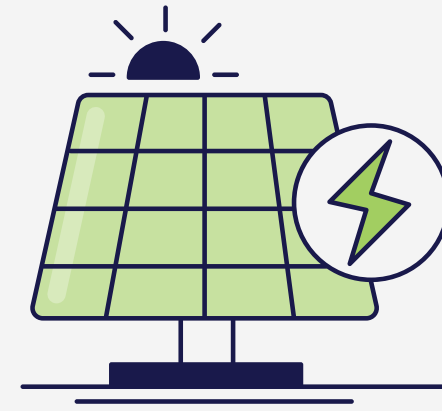
21% less heating & cooling demand compared to a typical office



Saving 69 tonnes of carbon per year compared to a typical office building



Diverting 90% demolition waste from landfill (3,459 tonnes to date)



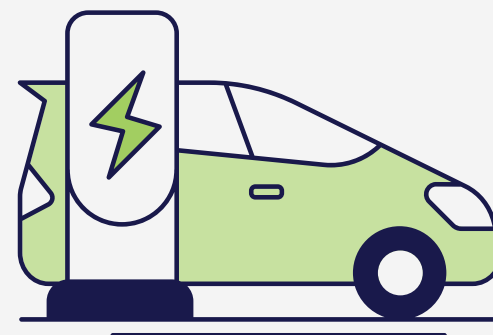
94kw peak PV array



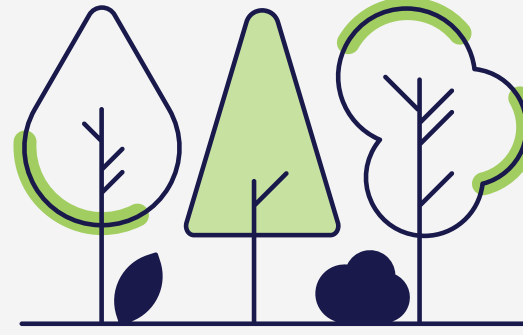
Diverting 80% operational waste from landfill (2,338 tonnes to date)



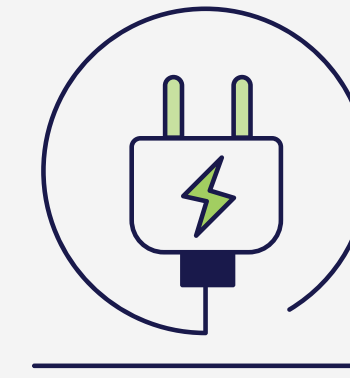
EPC Rating A for the offices and targeting insulation value equal or better than Part L



150 on-site parking spaces, 58 spaces with EV charging of which 50% will be active and 50% passive - all 7Kw/h



Enhanced biodiversity, planting approx 40 trees and a range of evergreen plants and flowers



All electric

PURSuing EXCELLENCE |



EU taxonomy
compliance



WiredScore –
platinum achieved

BREEAM®

BREEAM –
excellent achieved
(design stage)



WELL rating –
platinum achieved
(precertification)



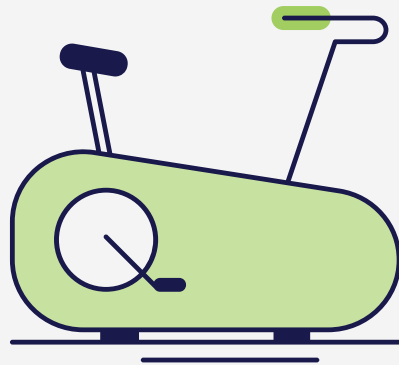
ActiveScore –
platinum achieved

ofgem

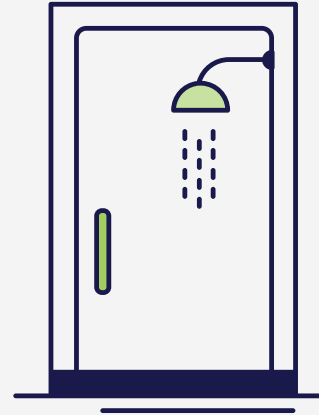
REGO certified
(100% powered by
renewable energy)



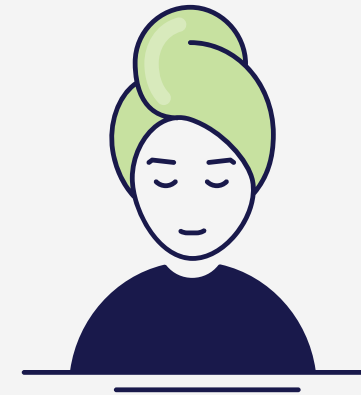
ALL BEING | WELL



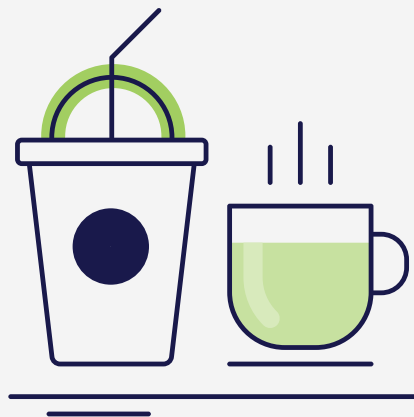
On-site gym
(with classes)



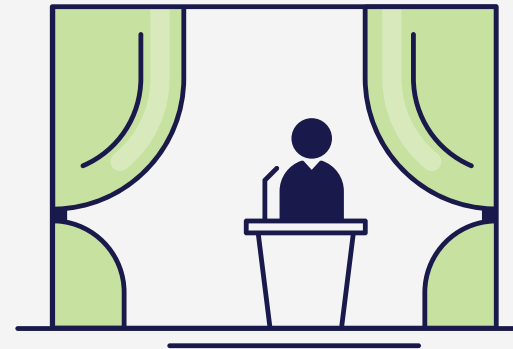
State-of-the-art
changing facilities



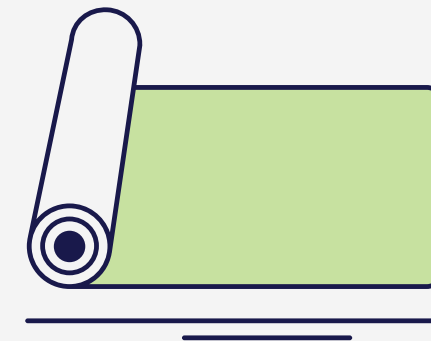
Treatment room



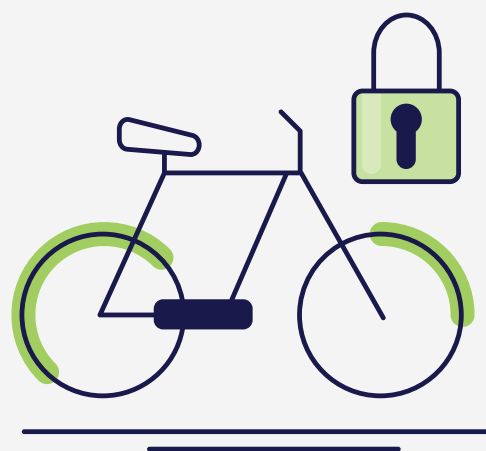
On-site café



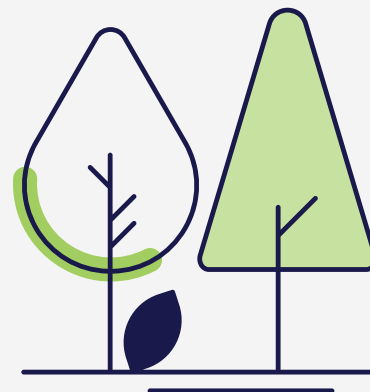
Event spaces



Yoga studio



Secure cycle storage
& repair facilities



Green external
spaces



Private rooftop
terrace and bar





Work with us to develop your perfect enlivenment programme



Televised sporting events on the rooftop (e.g. Wimbledon)



Gym classes & personal trainers



Business and networking events and seminars



Private event space hire



Virtual running and sports clubs



Personalised options at on-site cafe



Yoga, meditation and mindfulness classes



Team building and competitions



Flexible workspace



Annual events calendar



Creative workshops

SUSTAINABILITY | SUMMARY

WELLBEING

-  Biophilic interior design
-  Fresh food consumption
-  Landscaped terraces for workspace amenity
-  Touch free sanitaryware
-  High quality cycle provision
-  Gender neutral facilities on every floor
-  Gym
-  Ground floor café
-  Changing facilities
-  11th floor café / event space

ENERGY EFFICIENCY

-  Wastewater heat recovery
-  Regulated carbon emission reduction
-  Low energy lighting
-  Reduced heating and cooling demand
-  Energy efficient lifts
-  Electric car charging
-  Roof mounted photovoltaics
-  Electric bicycle charging



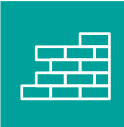
WATER MANAGEMENT

-  Stormwater attenuation
-  Improvement in water consumption
-  Greywater recycling

BIODIVERSITY

-  Green roof terraces
-  Shared realm landscaping

WASTE MANAGEMENT

-  Responsibly sourced materials
-  Separation of recyclable and non-recyclable waste

CONNECTIVITY

-  Improved building connectivity
-  Improved digital infrastructure

03

NEXT LEVEL SPACE

80% Pre-Let
Two floors remaining

**OFFICE SPACE STARTING
FROM 5,390 SQFT**



SCHEDULE I OF AREAS I

★
Smaller areas available.
See floorplans for more
information.

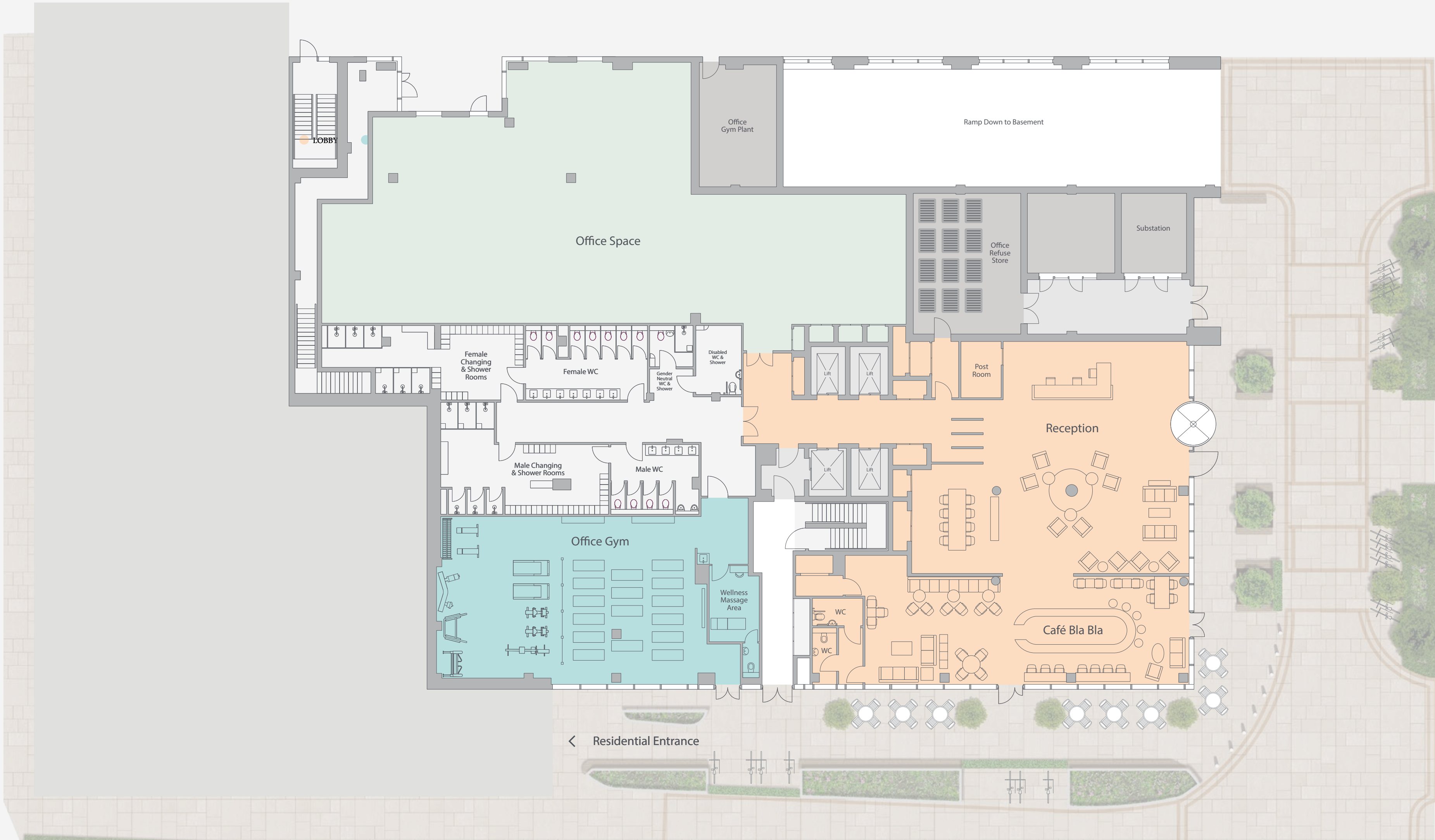
NIA OFFICES			
Level		Area sq ft	Area sq m
11	LET	-	-
10	LET	-	-
09	LET	-	-
08	LET	-	-
07	LET	-	-
06	LET	-	-
05*		15,265	1,418
04	LET	-	-
03	LET	-	-
02*		14,477	1,344
01	LET	-	-
Ground Floor	LET	-	-
TOTAL AVAILABLE SPACE		29,742	2,762
TOTAL BUILDING OFFICE SPACE		140,774	13,072

AMENITY SPACE			
Level		Area sq ft	Area sq
11	PRIVATE BAR BOMBONI	1,302	126
11	ROOF TERRACE	4,736	440
Ground Floor	SHOWERS & CHANGING FACILITIES	2,174	206
Ground Floor	GYM	1,733	164
Ground Floor	CAFÉ BLA BLA	1,389	141
Ground Floor	RECEPTION	2,433	226
TOTAL		13,767	1,303



GROUND FLOOR

- OFFICE
- CORE
- LOBBY
- GYM



FLOOR TWO

- OFFICE
- CORE

LEVEL 2 FULL FLOORPLATE

	Area sq ft	Area sq m
Total	14,477	1,344

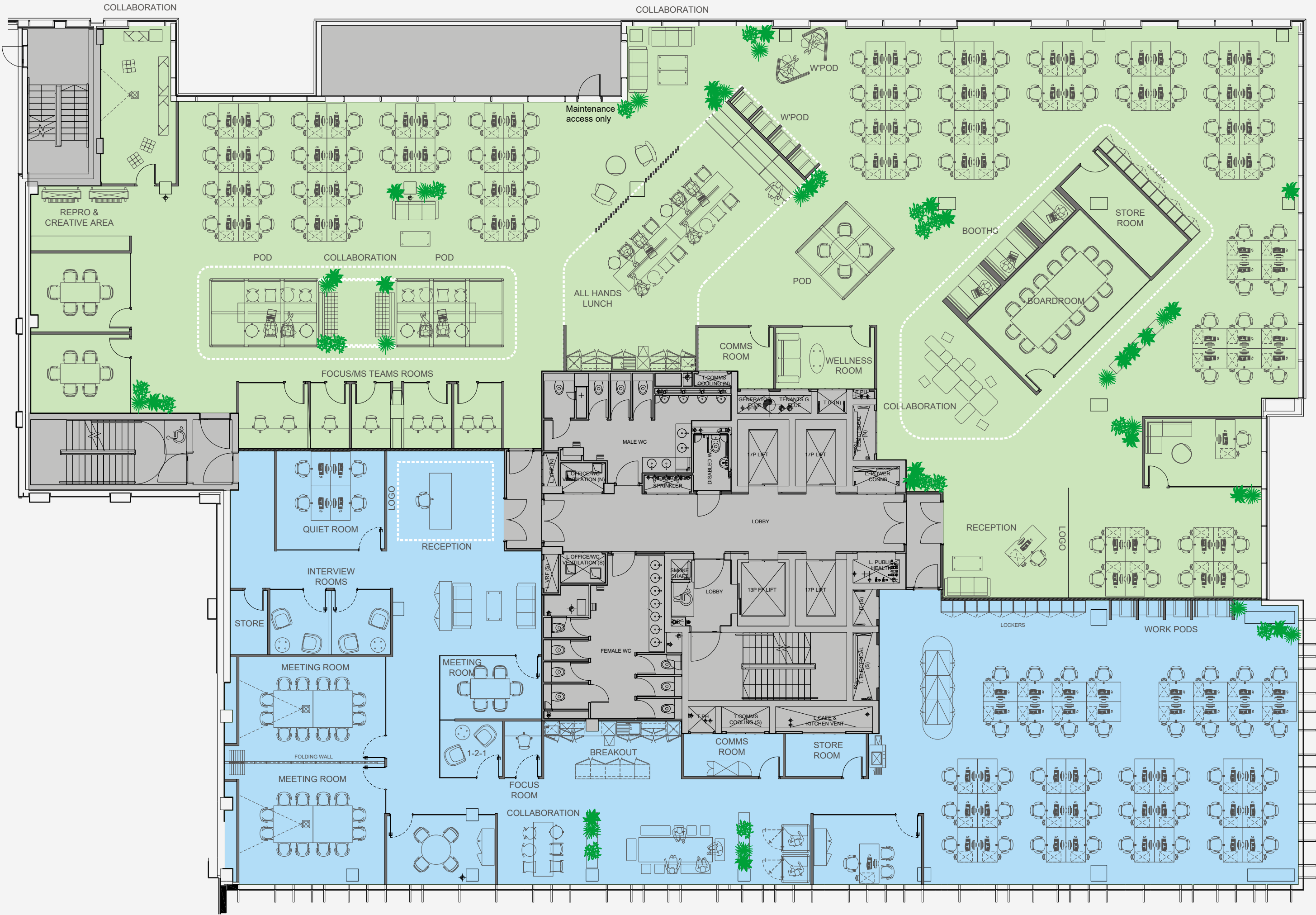


FLOOR TWO

- OFFICE
- CORE

LEVEL 2 SPLIT OPTION

	Area sq ft	Area sq m
North Suite	9,073	843
South Suite	5,392	501

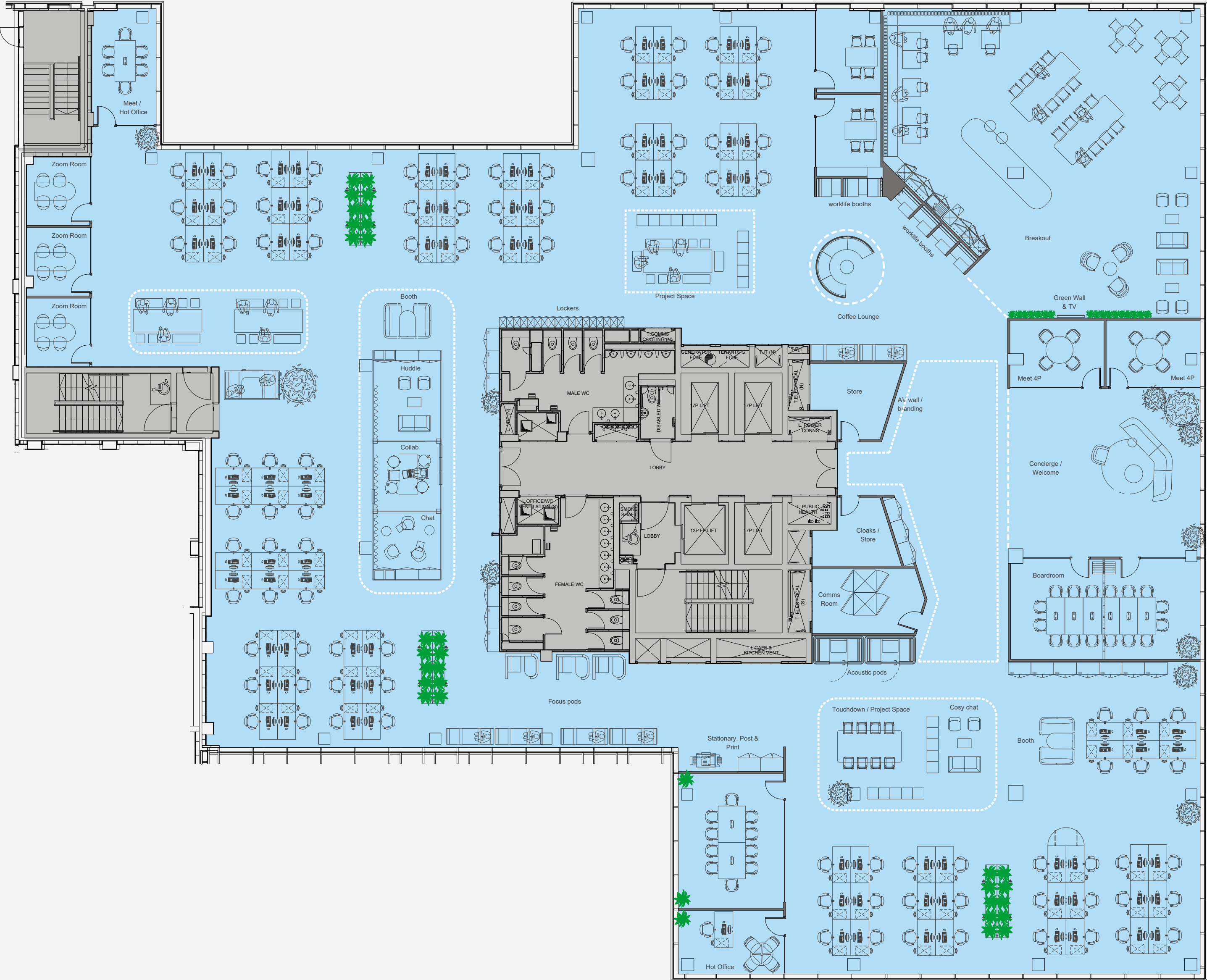


FLOOR FIVE

- OFFICE
- CORE

LEVEL 5 FULL FLOORPLATE

	Area sq ft	Area sq m
Total	15,265	1,418



FLOOR FIVE

- OFFICE
- CORE

LEVEL 5 SPLIT OPTION

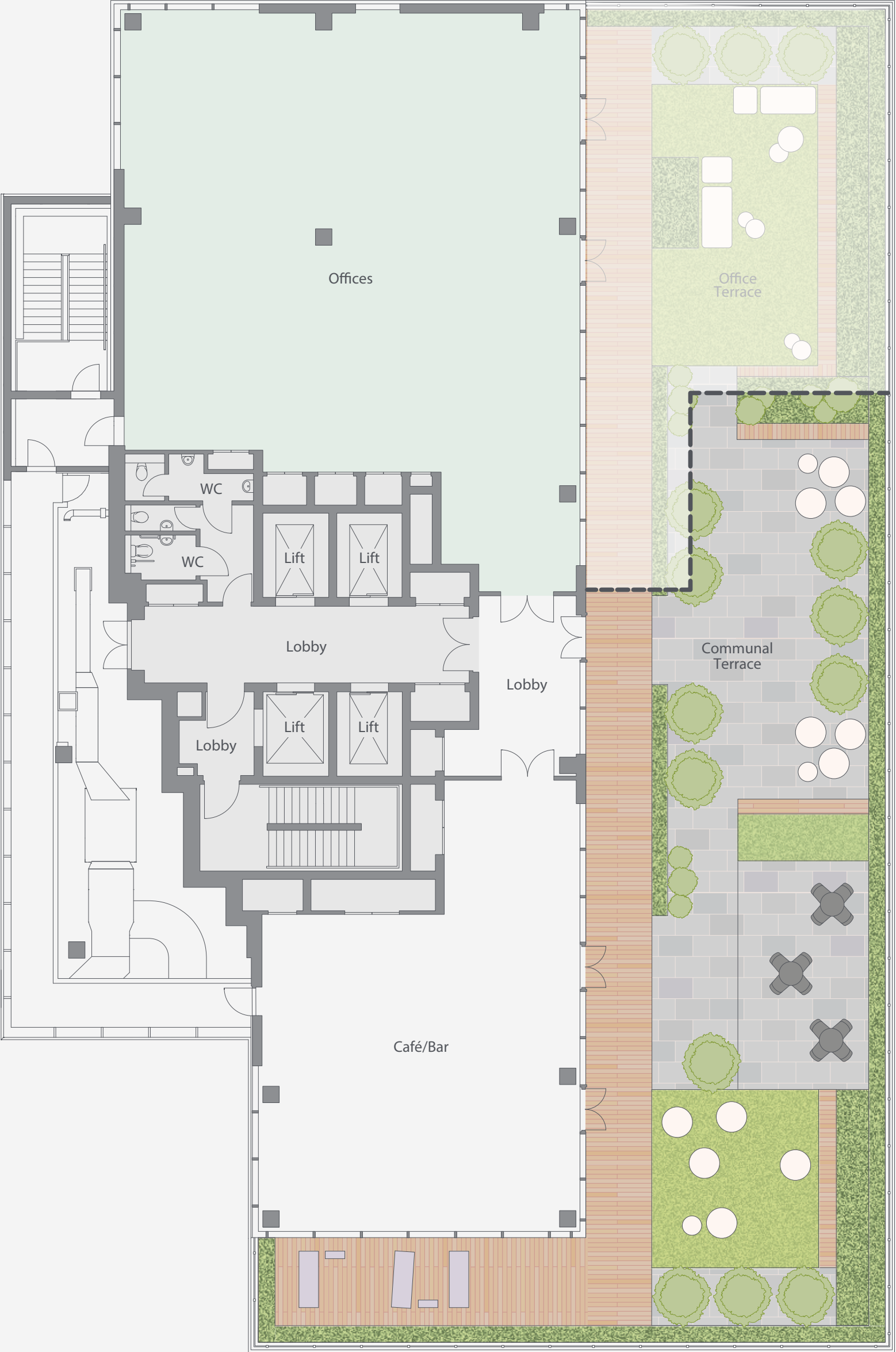
	Area sq ft	Area sq m
North Suite	8,363	777
South Suite	6,835	635



Let By Allwyn

FLOOR ELEVEN

- OFFICE
- CORE
- TERRACE









Bla Bla Café Hours

MONDAY - FRIDAY
07:30 - 20:00

SATURDAY
07:30 - 20:00

SUNDAY
08:00 - 15:00

Bomboni Bar Hours (11th Floor)

MONDAY - FRIDAY
10:30 - 20:00

SATURDAY - SUNDAY
Private Bookings only

CAFÉ AND ROOFTOP BAR





GYM



CHANGING ROOM



FIT FOR WORK

BOOKABLE MEETING ROOMS

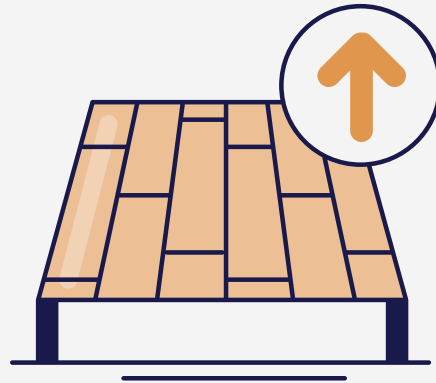


PANORAMIC ROOFTOP BAR

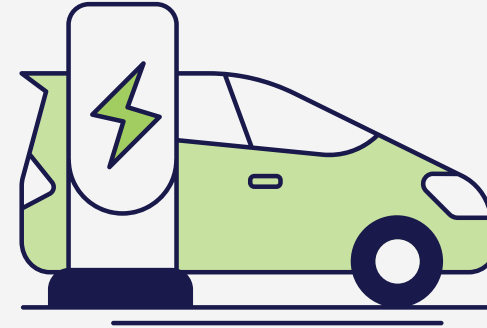




VRF air conditioning



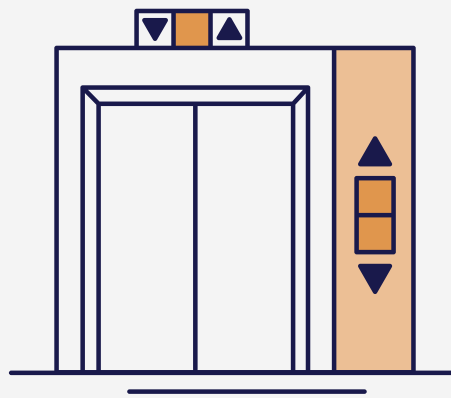
Fully accessible raised access floors



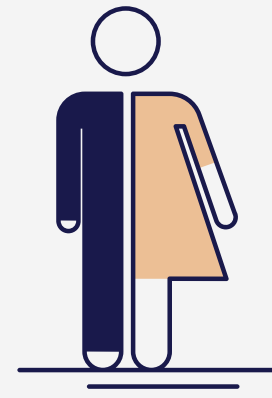
150 on-site parking spaces, 58 spaces with EV charging of which 50% will be active and 50% passive - all 7Kw/h



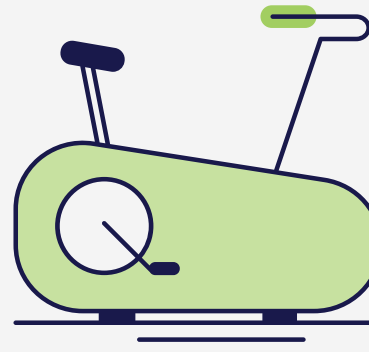
Secure bicycle spaces



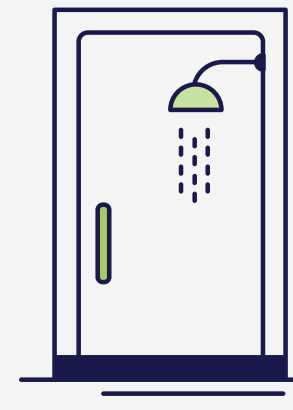
Four 17-person lifts



Gender neutral and disabled WCs on each floor



Gym and fitness suite with changing rooms



Changing rooms with showers and lockers



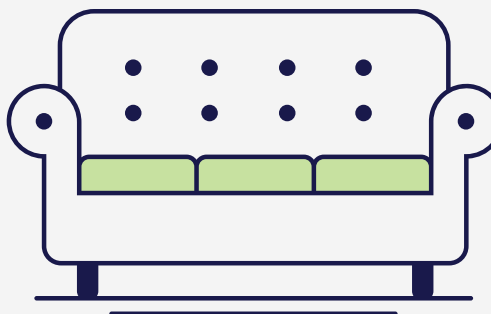
Ground floor and rooftop café



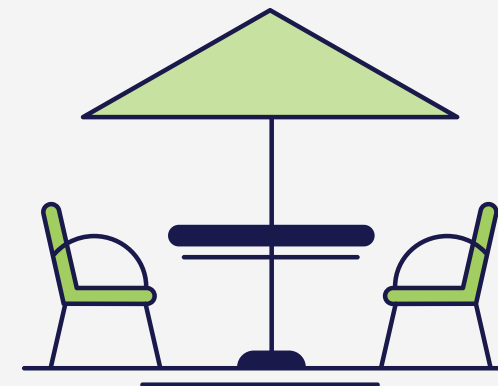
Low energy LED lighting



BREEAM Excellent with EPC A

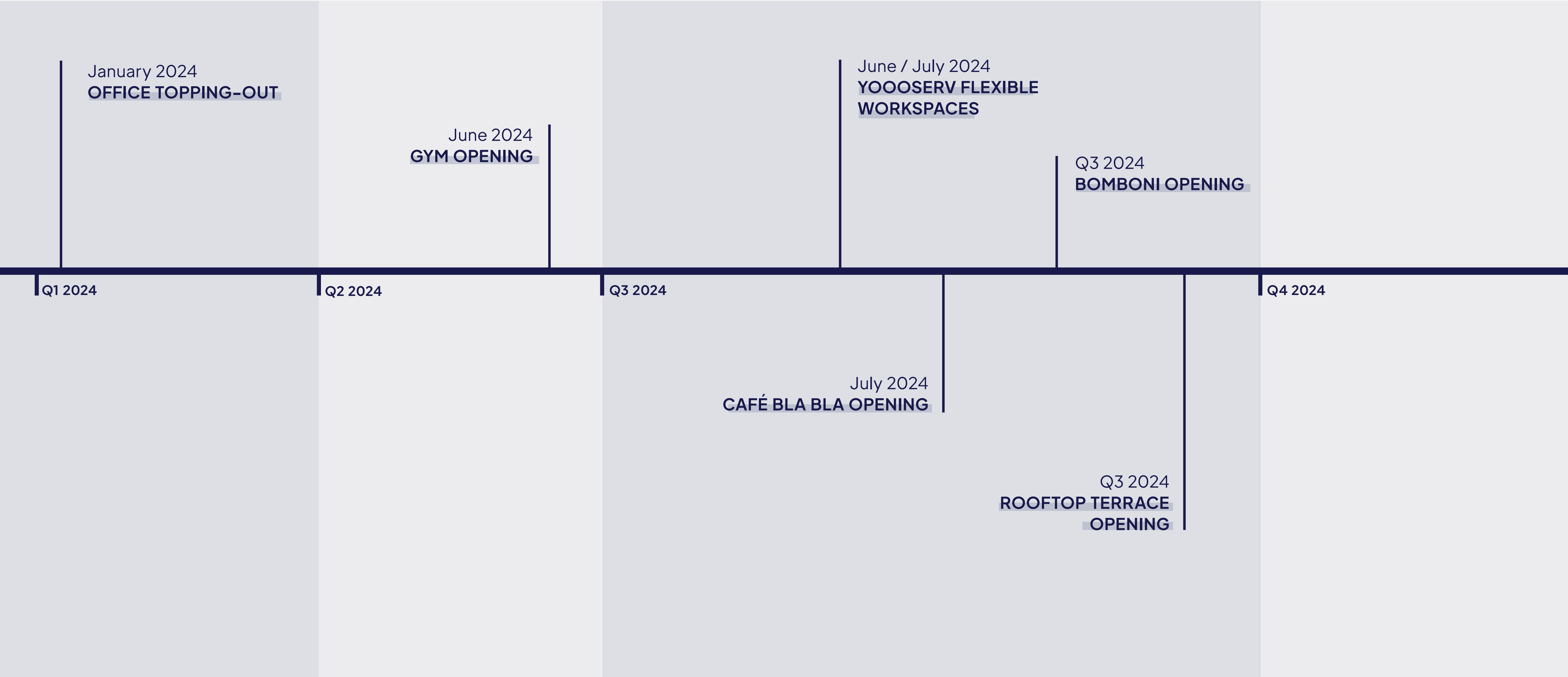


Impressive reception & business lounge



Rooftop amenities and terrace

RIGHT ON TRACK



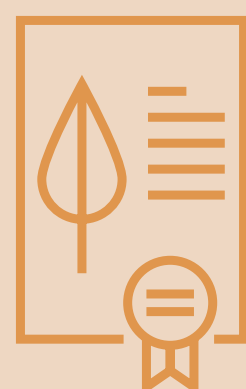
WHY THE CLARENDON WORKS?



Helping you attract and retain the best people



Getting your staff back to the office



Helping you to achieve your corporate sustainability targets



Brand new, best-in-class workspace



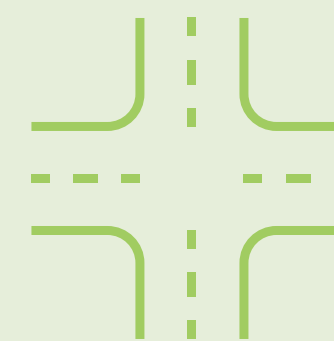
A year round community events programme that you have the ability to influence. Tell us what you would like to see?



Our parking is comparable to any of our competitors AND 38% of our on-site spaces will be EV enabled. Unlimited parking within a 1 minute walk



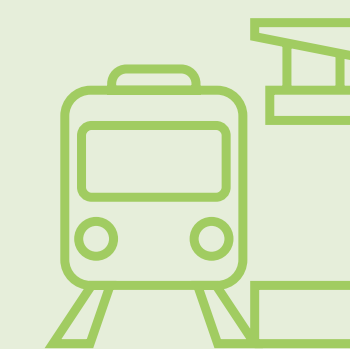
Amazing on-site amenity and breakout spaces



Easily accessible via car - only 6 minutes to the M1 and 8 minutes to the M25



13 restaurants within a 12 minute walk



Centrally located within a 6 minute walk to Watford Junction station



Targeting the highest ESG standards in Watford



Over 200 shops within an 8 minute walk

DELIVERING ON OUR PROMISE

Regal, in partnership with Platform, a premium mixed-use flexible workspace operator, have launched their debut co-working brand Shoreditch Exchange, providing occupiers with co-working space, amenities and a community of like-minded people. All spaces will be operated with a hospitality first approach on flexible terms with offices for up to 382 people on rolling membership terms and hot desks and meeting rooms all available to book by the day.

Shoreditch Exchange comprises of 140,000 sqft of office space over eight floors with private offices, shared workspace and two outdoor terraces. Built and owned by Regal, the development completed in 2020 and includes 184 homes and over 43,000 sqft of commercial and retail space too.



CGI IS INDICATIVE ONLY

REGAL WORKSPACE

COMPLETED SCHEME



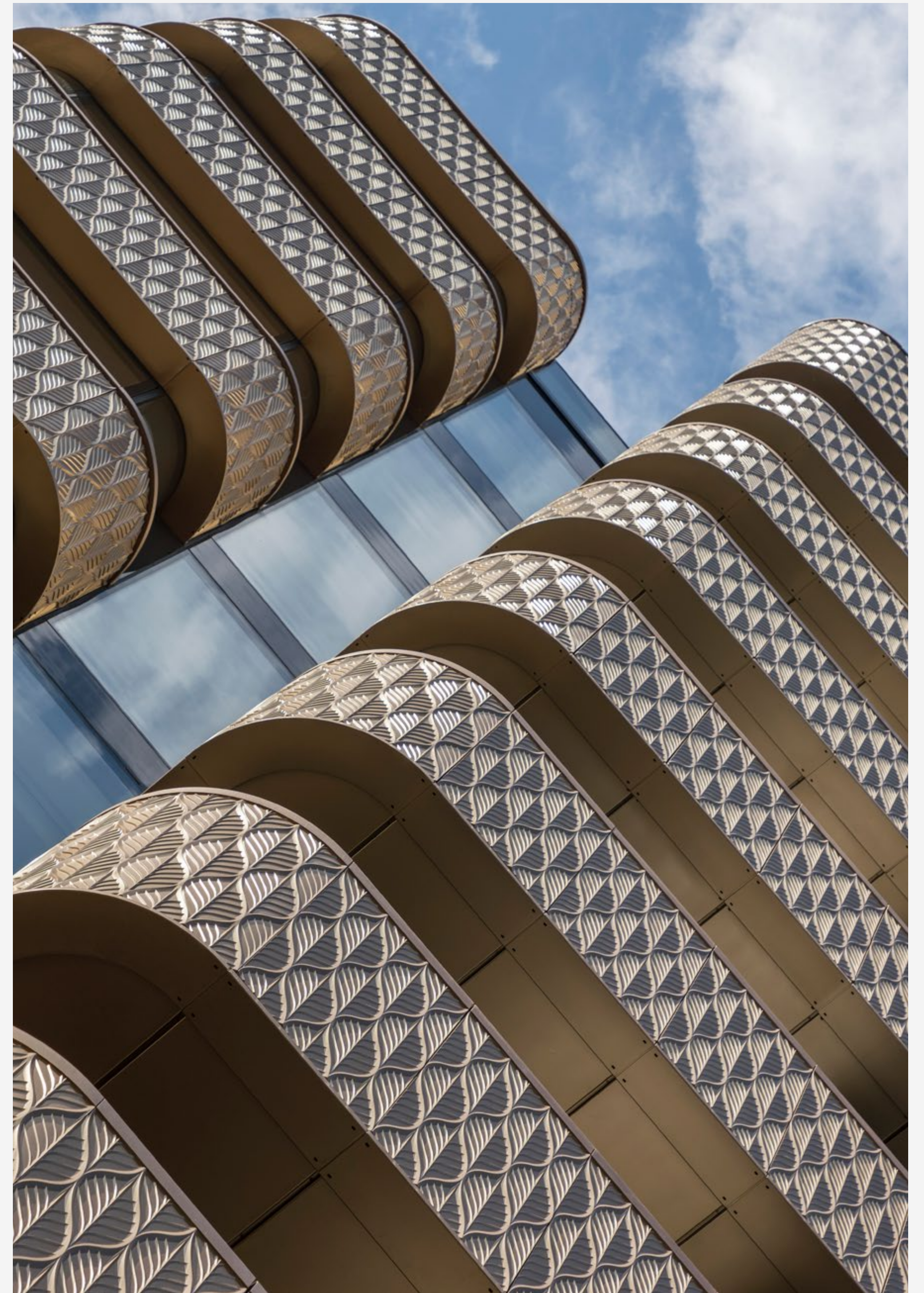
REGAL

Regal is one of the capital's leading privately owned mixed-use developers with a focus on unlocking value from complex urban settings. With a legacy of over 25 years of success, Regal continues to shape vibrant places that reflect the diversity of our capital city. Regal builds long-term partnerships with like-minded parties, including landowners, councils and financial partners, to maximize their collective ambitions.

Regal's brand portfolio includes five sub-brands: 'Regal London', comprising the residential assets; 'Regal Students', the business's Purpose Built Student Accommodation portfolio; and 'Regal Workspace' its office portfolio. The developer's in-house construction arm is 'Regal Construction', and 'Regal Academies' includes onsite construction skills academies.

Unlike many other developers, Regal is a fully integrated business operating across the entire lifecycle of the asset, which means that it puts the customer at the centre of everything it does.

Regal strives for progress towards net zero and invests in innovative technologies to reduce its carbon footprint. Regal works with partners and collaborators to create positive social value, and in keeping with its own entrepreneurial spirit, particularly works with groups providing support for young people and those wanting to further their own careers.



Regal / Regal Clarendon HQ Ltd give notice that this brochure is produced for the general promotion of the commercial space at The Clarendon Works only and for no other purpose. Information and particulars are set out as a general outline for the guidance of intending leasers and do not form part of an offer, invitation to treat or contract. All images are for illustration purposes only and are not intended as a visual representation of the specification or spaces. These particulars have been prepared in good faith to give an overview of the spaces at The Clarendon Works and are believed to be correct as at the date of publication, although accuracy cannot be guaranteed. Any intending leasers cannot rely on them as statements or representation of fact. Floorplans are intended to give a general indication of the proposed layout and provide approximate measurements only. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Total areas are provided as Gross Internal Area under the current RICS measuring practice. Design layout and specification may be subject to variation by Regal / Regal Clarendon HQ Ltd and/or third parties and their respective advisors or agents. The name 'The Clarendon Works' is for marketing purposes only and may not form part of the postal address.

Regal retains the copyright of material in this brochure and may change the content or format at any time.

regal.co.uk



For further information, please contact:

Lambert
Smith
Hampton

RYAN DEAN
T: 07970 379 054
E: rdean@lsh.co.uk

JONATHAN SCOTT
T: 07454 022 498
E: JScott@lsh.co.uk

JAY MOORE
T: 07772 064 440
E: jamoore@lsh.co.uk



JAMES SHILLABEER
T: 07824 663 594
E: jameshillabeer@brayfoxsmith.com

ROB BRAY
T: 07768 800 280
E: robbray@brayfoxsmith.com



TOM SLATER
T: 07870 803 314
E: tom.slater@knightfrank.com

RODDY ABRAM
T: 07899 001 028
E: roddy.abram@knightfrank.com

REGAL WORKSPACE

PAUL EDEN
T: 07771 926775
E: paul@regal.co.uk

ARCHITECT
Fraser Brown MacKenna

BUILDING CONTROL
Salus Building Control

STRUCTURAL ENGINEER
Terrell

BREEAM ASSESSOR
Whitecode Consulting

MEP ENGINEER
Chapman BDSP

FAÇADE CONSULTANT
Interface Façade Engineering

FIRE ENGINEER
Ashton Fire

WELL CONSULTANT
AECOM

PRINCIPAL DESIGNER
Sweco

TRANSPORT ENGINEER
Iceni Projects

LANDSCAPE ARCHITECT
Kate Gould Gardens

Visit our website:

theclarendonworks.co.uk

thclarendonworks.co.uk

THE
CLARENDON
WORKS

THANK YOU!

