



To Let

36 Clarendon Road: Grade A modern fully fitted office space arranged over five upper floors with on-site parking

- Grade A office space
- Walking distance to Watford Junction Station
- Roof terrace with panoramic views
- Excellent natural light with full height glazing
- Manned reception
- Secure cycle storage
- On-site car parking
- Self contained floors with own kitchen

36 Clarendon Road

Watford, WD17 1JJ

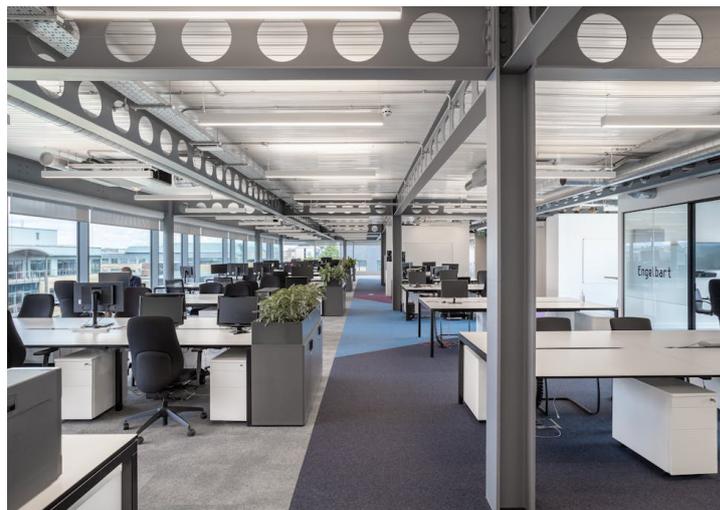
2,194 to 27,814 sq ft

203.83 to 2,584.01 sq m

Reference: #354770

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Description

36 Clarendon Road is a modern office building arranged over ground and five upper floors, totaling 27,814 sq ft of Grade A fully fitted office space with on-site ground and basement car parking.

The building features efficient floor plates of approximately 5,000 sq ft, with full-height glazing and exposed services that maximise natural light throughout. Each floor is equipped with shower facilities and separate male and female washrooms.

Additional amenities include a roof terrace, cycle storage and a ground floor communal event space

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th	5,124	476.04	Available
4th	5,124	476.04	Available
3rd	5,124	476.04	Available
2nd	5,124	476.04	Available
1st	5,124	476.04	Available
Ground	2,194	203.83	Available
Total	27,814	2,584.03	

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Location

36 Clarendon Road is situated within a 5-minute walk of Watford Junction Station, offering frequent services to London Euston in just 15 minutes, with additional connections north to Milton Keynes and Birmingham New Street. The building enjoys close proximity to Watford town centre and the popular Atria shopping centre, which features an extensive variety of retail outlets and dining options.

Road communications are excellent, with multiple M1 and M25 junctions accessible within 3 miles.

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