

34

CLARENDON ROAD

WATFORD, WD17 1JJ

HIGH QUALITY AIR-CONDITIONED OFFICE SUITES WITH ON-SITE PARKING

SUITES AVAILABLE TO LET FROM
1,153 - 5,195 SQ FT (107 - 483 SQ M)

A CONTEMPORARY REFURBISHMENT





34 Clarendon Road is located on Watford's main office street midway between Watford Junction station and the High Street retail and leisure facilities.

The offices and common parts have been refurbished to a high standard.

WATFORD'S PRIME BUSINESS LOCATION

Clarendon Road is Watford's principle town centre office location leading from the High Street to Watford Junction Station. The street was upgraded by Watford Council at a cost of £10.1m and has been chosen as an office location by TJX, KPMG, PWC, Ralph Lauren, Allwyn and Epson.



Tenants include:

BROOK STREET

coface FOR TRADE

PRIVA

TURNAMMS

SupplyDesk

Department for Education



HOLIDAY INN

WATFORD JUNCTION

Journey time to London Euston from 15 minutes

CLARENDON ROAD

BLA BLA CAFÉ

LEONARDO HOTEL

SAINSBURY'S

ATRIA WATFORD

Retailers include:

Retail	Food & Drink	Leisure
Apple	Cassio Lounge	Boom Battle Bar
Boss	Costa	Cineworld
Hollister	Cote Brasserie	Escape House
JD Sports	Las Iguanas	Hollywood Bowl
M&S	Pizza Express	Puttshack
Next	Starbucks	
New Look	The Beech House	
Superdry	Yo!	
Uniqlo		

PALACE THEATRE

PRET

STARBUCKS

NRG GYM

HIGH STREET

HIGH QUALITY OFFICES



AMENITIES

- New VRV air conditioning
- Raised floors
- 13 person passenger lift
- Suspended ceiling with LED lighting
- Male, female & disabled WCs
- Shower facilities
- Cycle storage
- On-site parking
- 24 hour access

ACCOMMODATION

Suite 1.2	2,168 sq ft	201.4 sq m	4 car spaces
Suite 1.3	3,027 sq ft	281.2 sq m	6 car spaces
Suite 3.5	1,153 sq ft	107.2 sq m	2 car spaces

Approximate IPMS3 floor areas.





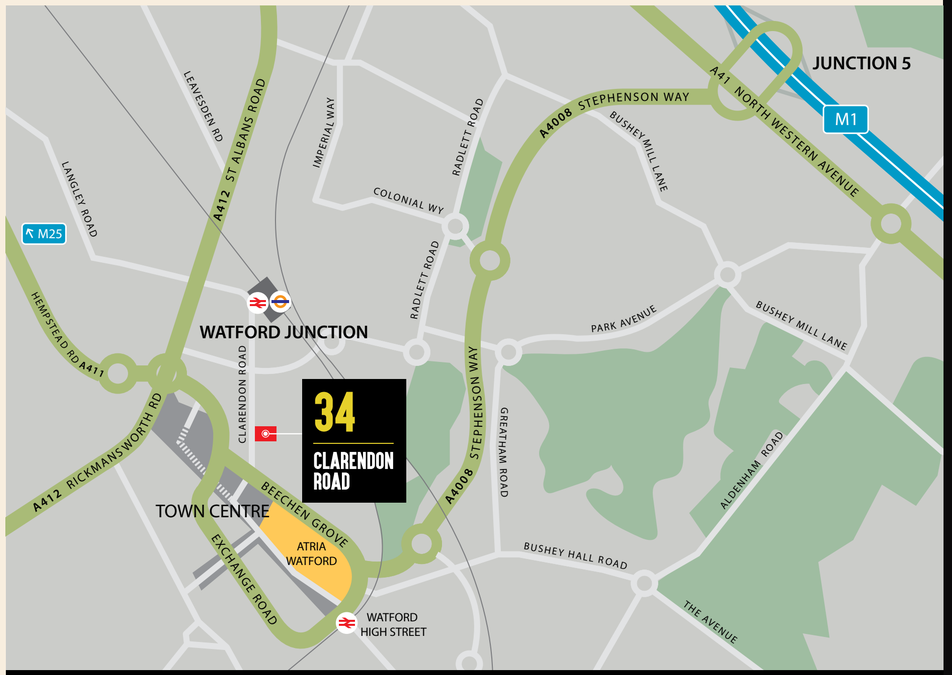






PERFECTLY SITUATED

Watford is situated 17 miles North West of Central London and adjoins the M1 and M25 motorways. The town centre has a wide range of retail, leisure and hotel facilities.



TRAVEL TIMES

By Rail (Watford Junction)	Mins
London Euston	15
Milton Keynes	22
Clapham Junction	41
Birmingham New Street	69

By Underground	Mins
Wembley Park	26
Baker Street	40
King's Cross St Pancras	44
Moorgate	50

By Road	Miles
M1 (Junction 5)	1.9
M25 (Junction 19)	3.6
Luton Airport	18
Heathrow Airport	22
Stansted Airport	46

→ WHAT3WORDS: ///SHRIMP.BOTHER.MOVIE

→ GOOGLE MAPS: WD17 1JJ

















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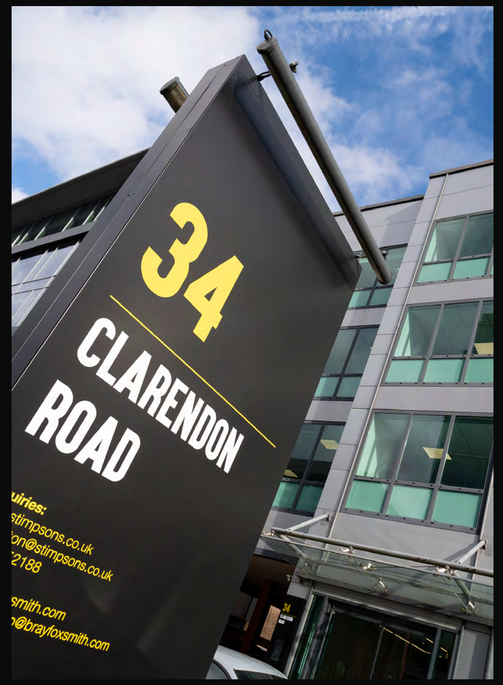



FURTHER INFORMATION

TERMS

Upon application.

VIEWING

Strictly by appointment through the joint agents.

Claudio Palmiero
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