FORTY SIX

CLARENDON ROAD | WATFORD

42,880 sq ft of Grade A Office Space

SELF CONTAINED HQ OFFICE



46clarendonroad.com


FORTY SIX

46 Clarendon Road is currently undergoing a transformational refurbishment, that reflects the modern-day business needs of staff well-being, convenience & quality.

The new design features, by Minifie Architects, enhance the building not just visually but also physically, both internally and externally.

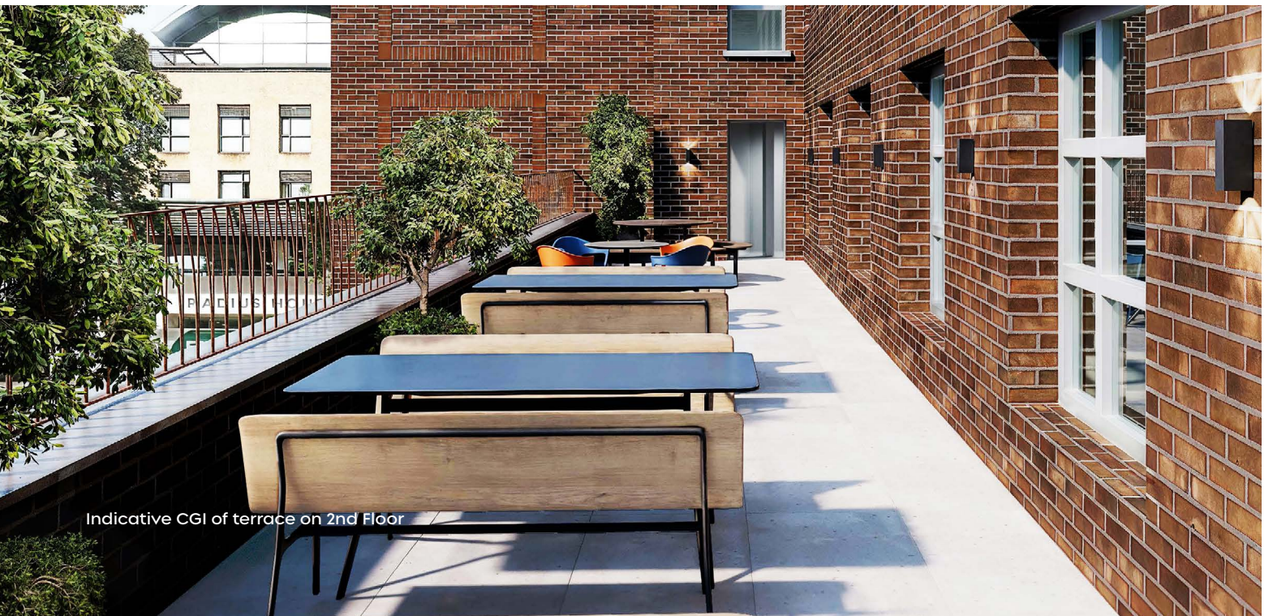
The reception has been extended and offers informal break out space with a business lounge feel incorporating coffee point as well as an array of contemporary lounge furniture to create a unique and impactful experience when arriving at the building.

The exterior has a new 'podium' installed at the front of the building with a green roof featured on the ground floor extension that improves local air quality and along with the new glazed atrium creates a seamless vista for the first and second floor offices.

In addition, there is a communal outdoor courtyard, our 'Secret Garden', for occupants to enjoy whether for informal meetings with colleagues or just to take some time out.



Reception



Indicative CGI of terrace on 2nd Floor



Indicative CGI of gym -
Availble option for Ground floor






BUILDING
REGAL
NG63 LWE

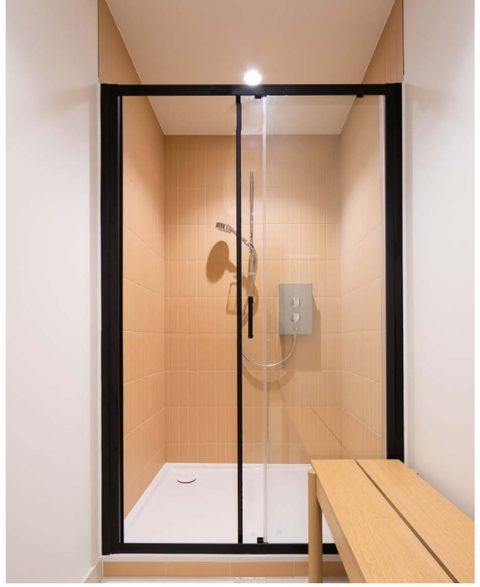


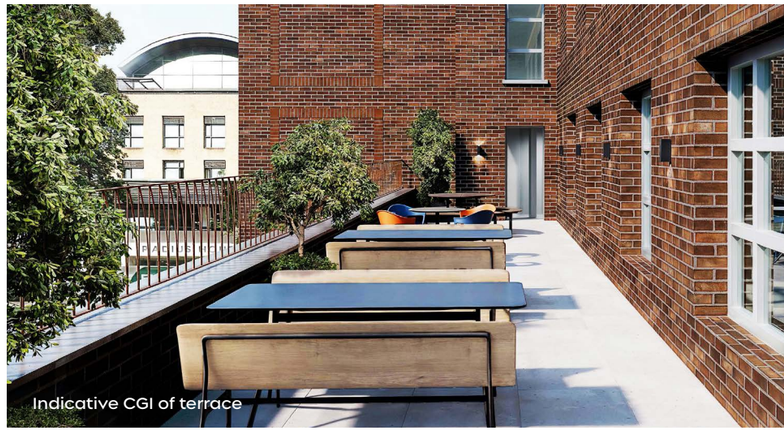
FIRST FLOOR OFFICE SPACE

PLANNED REFURBISHMENT -

FLOORS 2/3 & 4 WITH A NEW TERRACE

- Comprehensive refurbishment of the 2nd, 3rd and 4th floors
- Specification aligned with modern Grade A occupier expectations
- Creation of a new 2nd floor occupier terrace
- Enhanced wellness and end-of-journey amenities

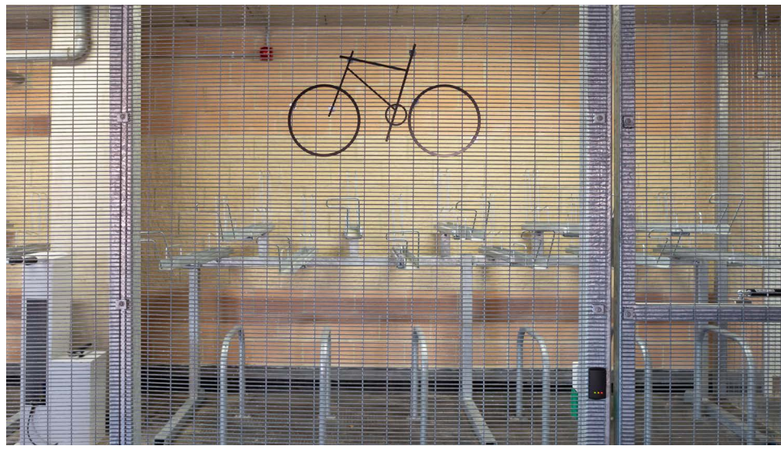




Indicative CGI of terrace

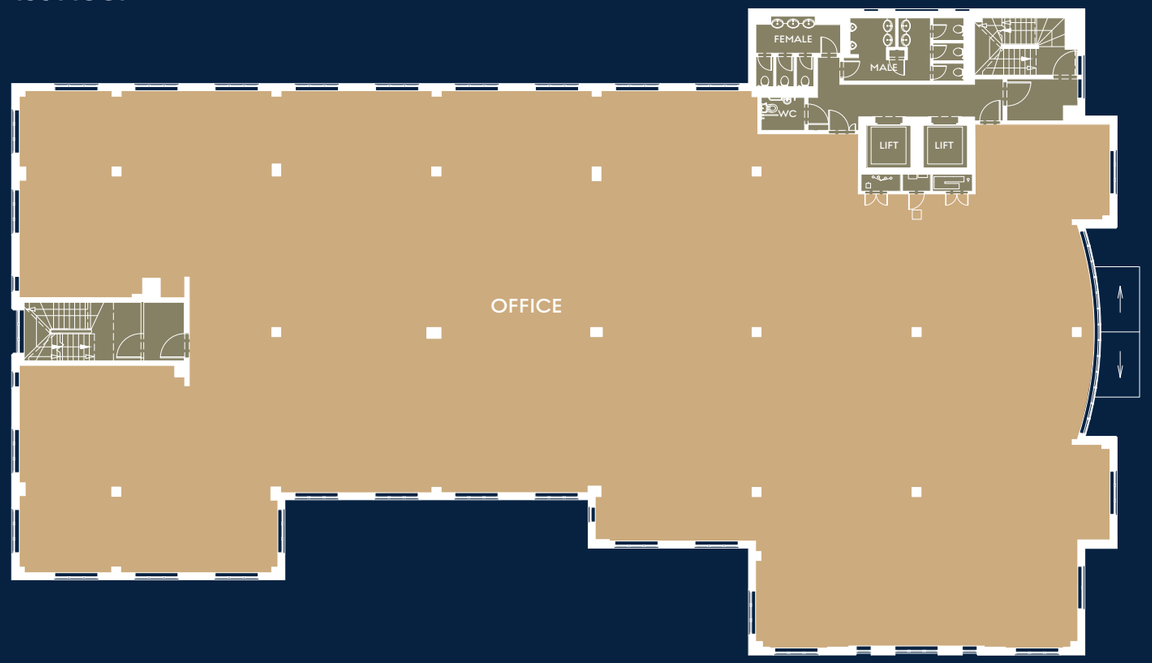




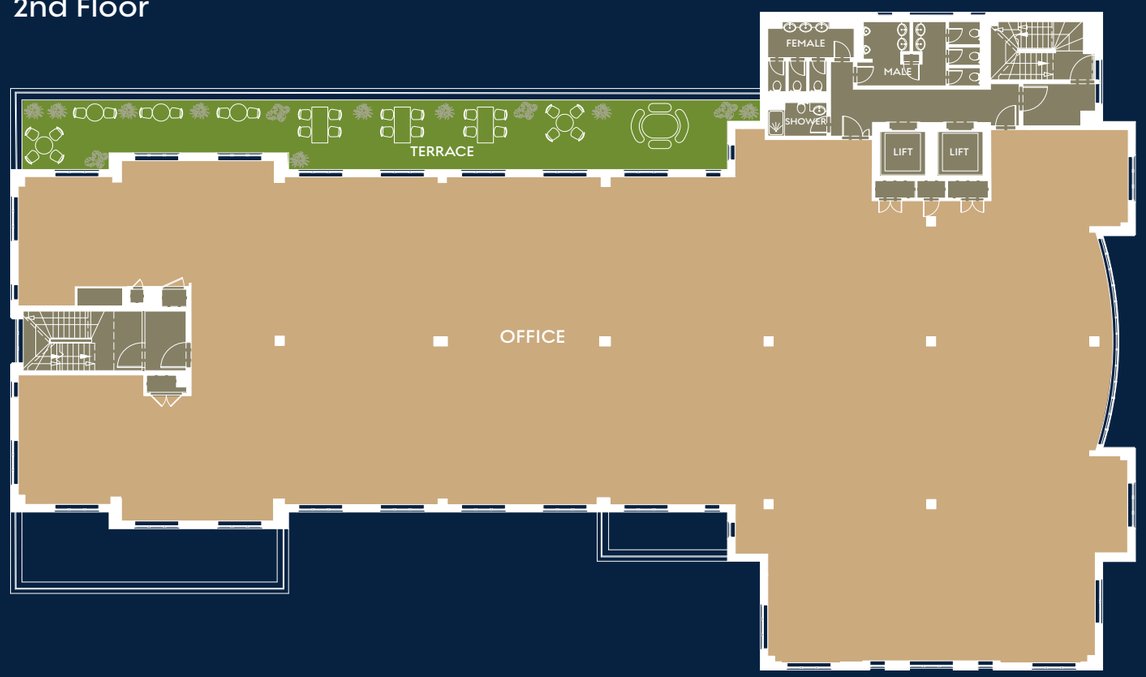




1st Floor



2nd Floor



ACCOMMODATION

46 Clarendon Road is arranged over ground and four upper floors.

The available accommodation is located on the 1st, 2nd, 3rd and 4th floors and comprises 11,508 sq ft of contemporary refurbished office accommodation.

Ground floor it is being stripped out and will be suitable for a variety of uses including offices, meeting rooms, studio and/or gym.

SPECIFICATION

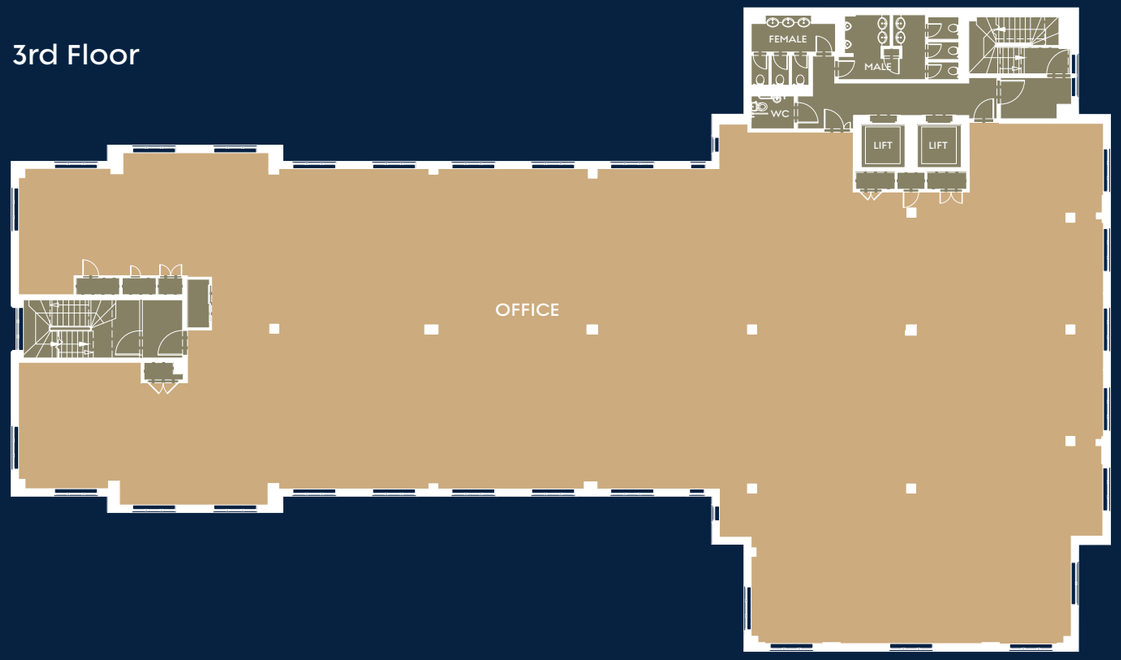
Refurbished using natural finishes with Wellbeing at its heart

- New VRF air conditioning
- New linear LED lighting
- Exposed M&E services
- Fully accessible raised floors
- EPC A

AMENITIES

- 126 on-site car parking (1:340 sq ft)
- 3 car spaces EV enabled
- Secure cycle storage & repair station
- Male & female showers
- Courtyard garden
- Business lounge
- Potential for fully equiped gym
- Landscaped terrace on second floor. Balconies on 4th floor

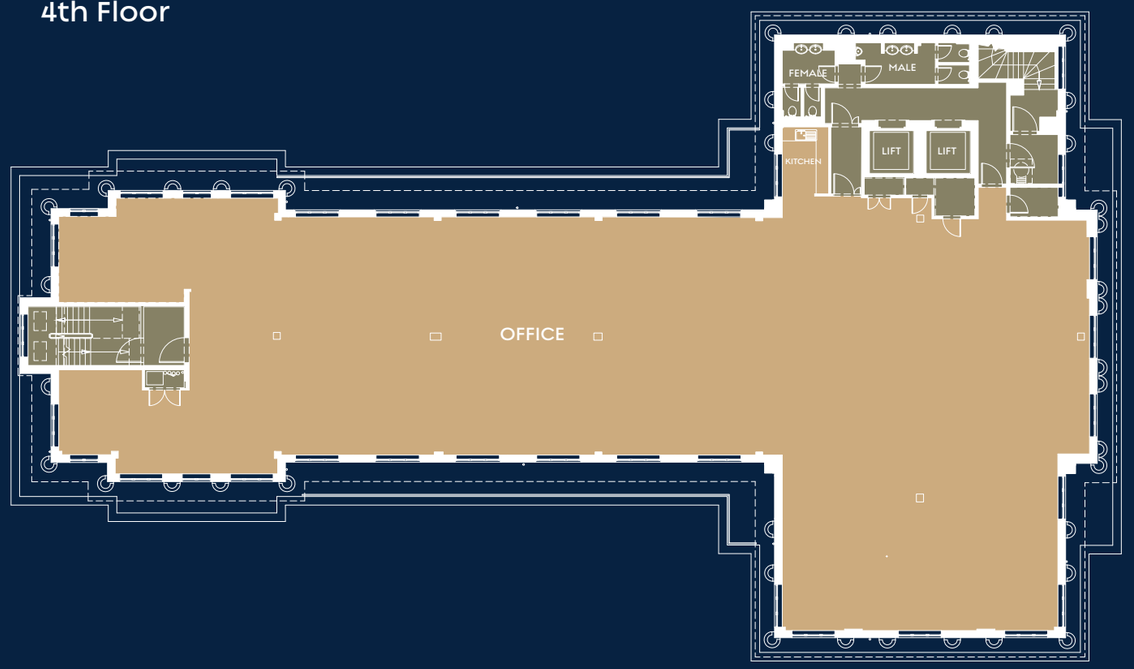
3rd Floor



ACCOMMODATION (IPMS3)

	sq ft	Terrace	sq m	Terrace
4th Floor	7,172		666.3	
3rd Floor	9,685		899.7	
2nd Floor	9,578	2,083	889.8	193.51
1st Floor	11,508		1,069	
Gr Floor	2,411		223.9	
Reception	2,526		234.6	
Total	**42,880**		**3,983**	

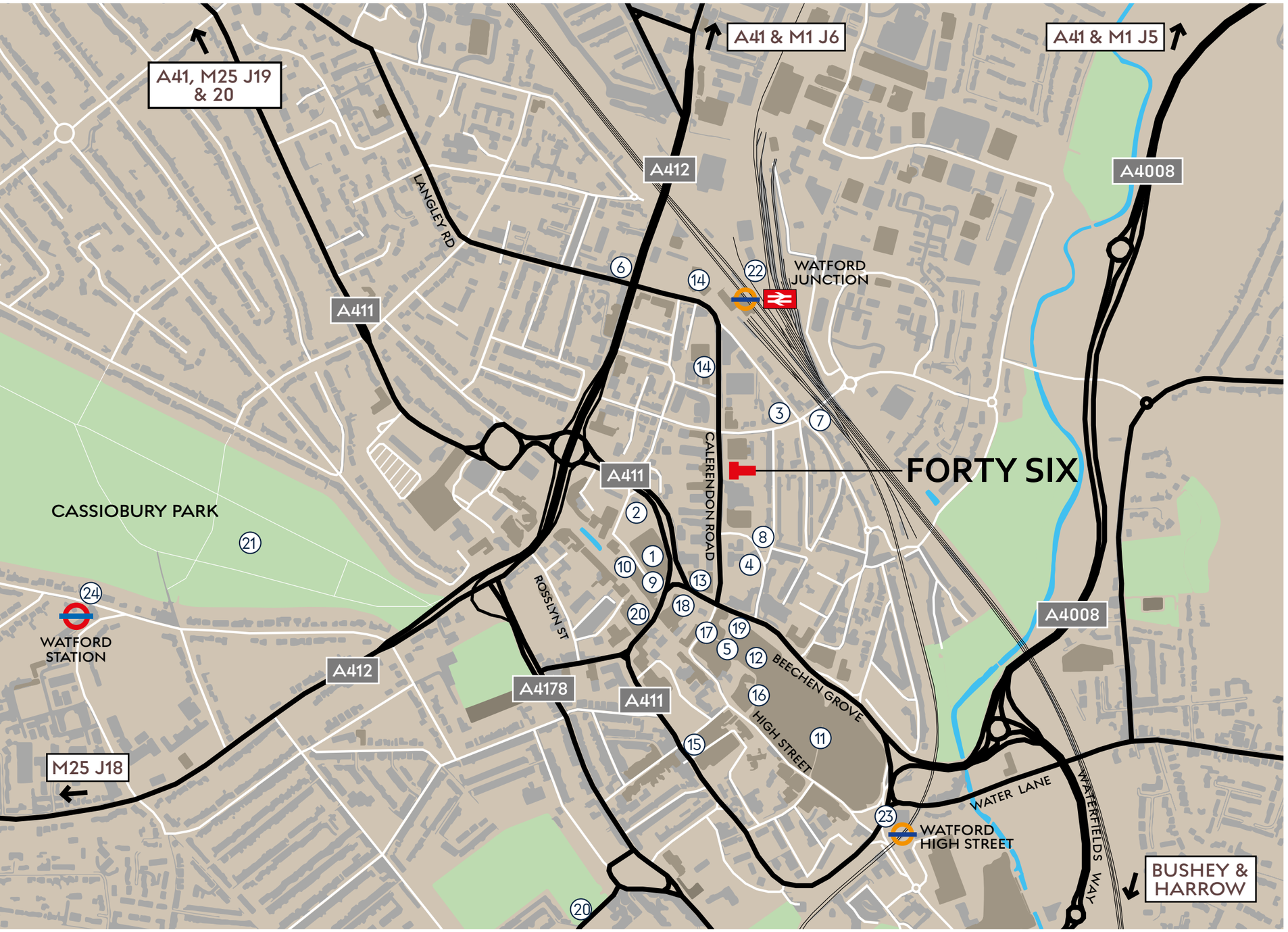
4th Floor



Ground Floor




M1
J5
A4008
Harlequin
46
Watford Junction
Holiday Inn
KPMG
Enra Group
Harlequin Watford
TK Maxx
Poeticgem
PwC & Rontec
Salmon International
Allwyn Epson & Canada Life
Palace Theatre
Cineworld
VWV
Clarendon Rd
Hollywood Bowl
Leonardo Hotel Watford
Sainsbury's
A412
A411
High Street



WATFORD

Fast connections, a thriving business community, competitive property prices and open, green space makes Watford a thriving town.

WALKING

MINS

FOOD & BERVERAGE

		MINS
1.	Sainsbury's	8
2.	Drinks on the run	6
3.	The Estcourt Arms	4
4.	Golden Lion	4
5.	Costa Coffee	5
6.	Junction Café & bistro	7
7.	Minimart	3
8.	Estcourt Tavern	3
9.	Fireaway Pizza	6
10.	L'Artista	8

RETAIL

11.	Debenhams	9
12.	Harlequin Watford Shopping Centre	5

HOTELS

13.	Leonardo	2
14.	Holiday Inn	3
15.	Travelodge	8

ENTERTAINMENT

16.	Cineworld Cinema	6
17.	Watford Palace Theatre	4

SPORT & LEISURE

18.	NRG Gym	4
19.	YMCA Gym	4
20.	Watford Football Club	17
21.	Cassiobury Park	20

TRANSPORT

22.	Watford Junction Station	5
23.	Watford High Street Station	13
24.	Watford Underground Station	23

NEARBY CAR PARKING OPTIONS.

CitiPark Gade, CitiPark Sutton,
Harlequin Shopping Centre Car Parks

3,905 car parking spaces within 10 minute walk.

LOCATION

Fast connections for a thriving business community, within a vibrant town

CONNECTIVITY

It's all about convenience

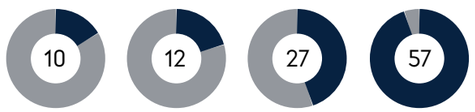
The Metropolitan line, Overground and mainline rail services connect to London.

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

DRIVING	MINS	MILES
M1 J5 & 6	10	2.3
M25 J20	12	3.7
Central London via M1	57	20

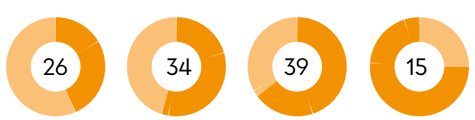
TRAIN	MINS
Watford Junction to Euston (West Midlands)	15
Watford Junction Overground to Euston	15
Watford Underground to Baker Street (Metropolitan Line)	43

DRIVE TIMES in minutes



M1 J5 & J6 | M25 J20 | Heathrow Airport T5 | Central London

OVERGROUND TRAIN TIMES in minutes



Wembley Central | Willesden Junction | Queen's Park | Euston

Source: tfl.gov.uk



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CLARENDON ROAD

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Developed by
Clearbell

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This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All floor areas quoted are estimated on a net internal basis and should be verified by interested parties. March 2026

Designed by
HEKKTA