

AVISON YOUNG

4th Floor, Radius House, 51 Clarendon Road, Watford, WD17 1HP

Office To Let | £40 per sq ft | 8,197 sq ft

Top floor office with private terrace and impressive views. Located on Watford's popular Clarendon Road.





Key Points

- VRF air conditioning
- LED lighting
- Bright double-height atrium with access to private terrace
- On-site car parking and cycle storage
- 24 hour access
- EPC B
- PV panels
- Communal EV Charger

Description

Refurbished office accommodation on the entire fourth floor of a prominent building in the heart of Watford's commercial district. The available space comprises the whole 4th floor, offering bright, contemporary office accommodation with excellent natural light throughout and direct access to a private terrace with far-reaching views. A striking double-height atrium provides a central occupier hub, featuring a communal kitchen, breakout areas and collaborative workspace, supporting modern and flexible working.

Location

Situated on Clarendon Road, Watford's premier office location, the property is within easy walking distance of Watford Junction Station, providing fast services to London Euston in as little as 16 minutes. The building also benefits from excellent road connectivity via the M1 and M25, while Watford town centre offers an extensive range of shops, cafés, bars and restaurants nearby.

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Summary

- Rent: £40 per sq ft
- Business rates: £16.85 per sq ft Estimated
- Service charge: TBC
- EPC: B
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



Angus Malcolmson
020 7911 2763 | 07836 627 477
angus.malcolmson@avisonyoung.com



Georgie Williamson
07852 933452
georgie.williamson@avisonyoung.com

Accommodation

Name	sq ft	sq m	Availability
4th	8,197	761.53	Available
Total	**8,197**	**761.53**	

Specifications

A top floor office with a double height atrium, to be refurbished to provide Grade A space:

VRF air conditioning
LED lighting
Fully accessible raised floors
Double-height atrium with access to private terrace
Secure cycle store
Generous on-site parking and communal EV charger
Staffed reception
24 hour access

Amenities & Specifications

Build Status: Refurbished
Parking ratio: 1:346

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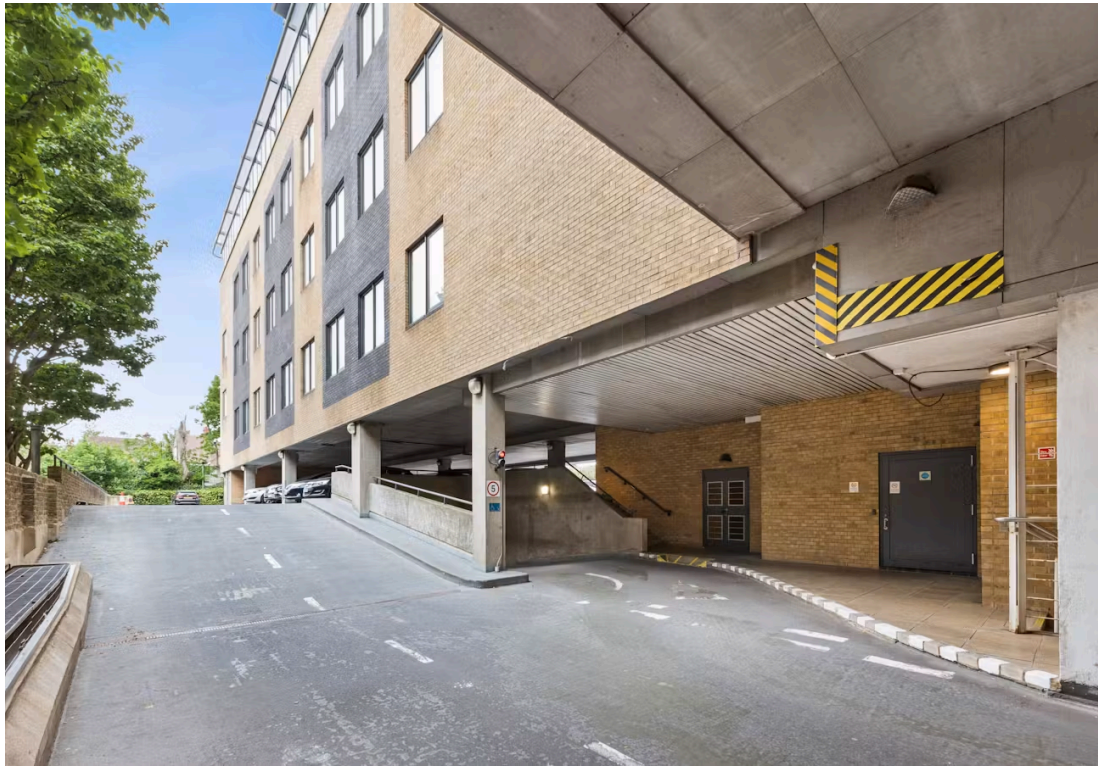
RADIUS HOUSE
51









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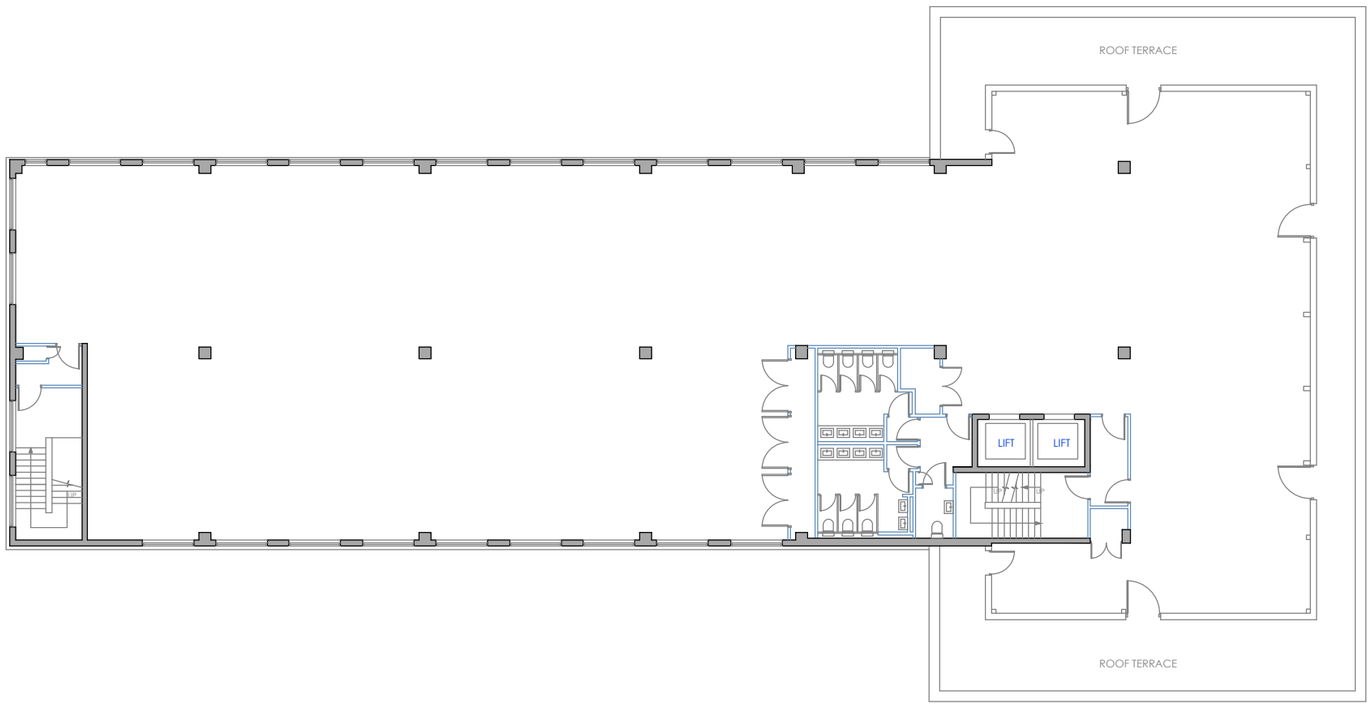

FOURTH
FLOOR

PLEASE NOTE, THIS IS AN A3 PLAN - IT SHOULD NOT BE ENLARGED OR SHRUNK TO FIT. WHEN PRINTING SET THE SCALE TO 'NONE'

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drawing address	location/details	date	scale
RADIUS HOUSE CLARENDON ROAD WATFORD, WD17 1HP	FOURTH FLOOR FLOOR PLAN	07/02/21	1/250
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PRINCIPAL PLANS

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