

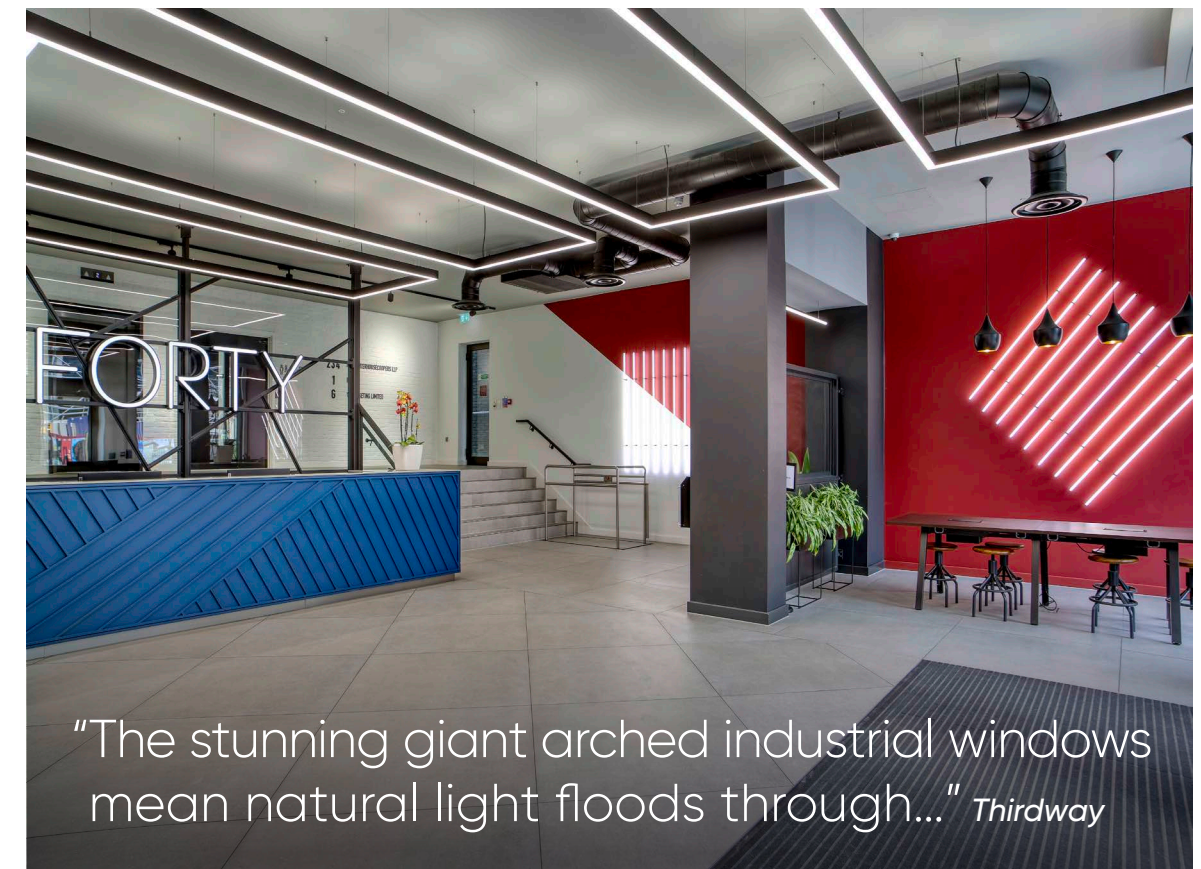
FORTY

CLARENDON RD.

Watford **WD17 1JJ**



GROUND FLOOR **8,696 sq ft** (807.89 sq m) – Fully Fitted Offices **TO LET**



FORTY

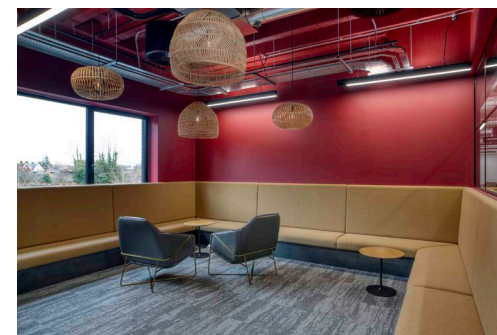
CLARENDON RD.

DESCRIPTION

The building is detached and constructed of a steel frame, clad in red brick and stone, across five storeys and dating from 1998.

The building was extensively refurbished in 2020 including a new extended ground floor entrance/reception, new M&E, 5 EV charging points and exposed services finish throughout. The ceilings have exposed services.

The building boasts excellent green credentials including an EPC B Rating and BREEAM Excellent.

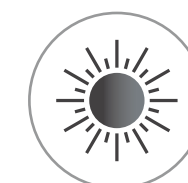


LOCATION

The property is located fronting Clarendon Road in Watford, within 5-10 minutes' walk from Watford Junction mainline station which lies to the north, and the Harlequin Shopping Centre to the south east. There is access to the motorway network via the A4008 to the east which leads to junction 5 of the M1, and the A411 to the north west which links junction 19 of the M25.

Watford Junction offers high speed commuting with fast regular trains: It has in its own fare zone, outside of Zone 9. It is served by both train and London Overground services from Central London. The main train terminus is London Euston Station, and the National Rail train service from there takes about 20 minutes.

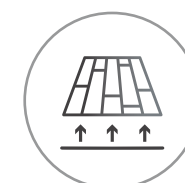
AMENITIES



Naturally
Light



Air
Conditioning



Raised
Flooring



Bicycle
Storage



Manned
Reception



EPC
Rating – B



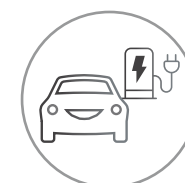
BREEAM
Excellent



CCTV
Security System



Shower
Facilities



On site Car
Parking with 5 EV
Charging Points

THE BUILDING

The tastefully decorated, high quality fit out was delivered in 2020 by Thirdway and it benefits from an emphasis on enhancing staff experience. The fit out is extremely versatile.

The space is offered as configured with glazed meeting rooms, break out areas, a fully fitted commercial kitchen as well as an extensive break out/ networking area as well as fixed desk and hot desking areas.

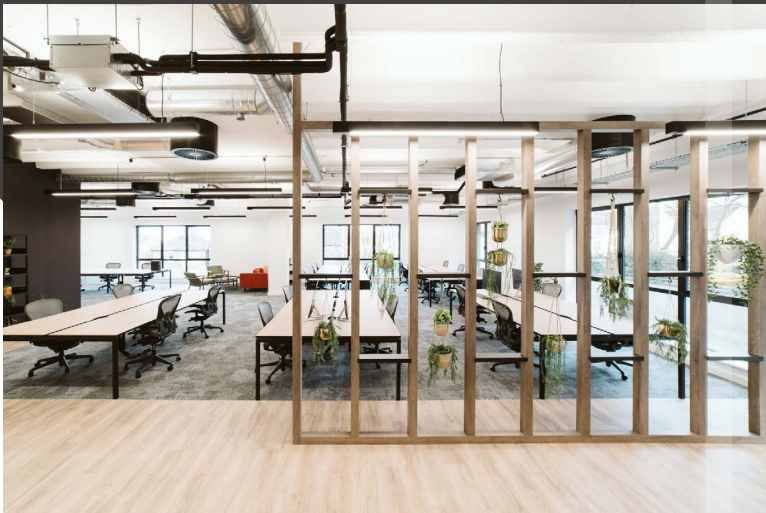
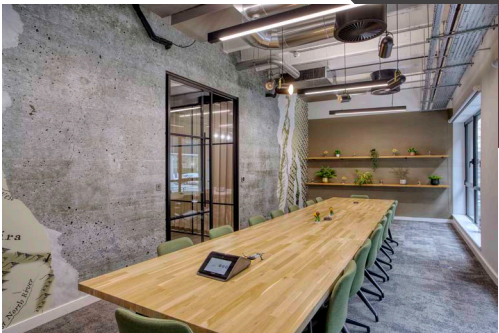
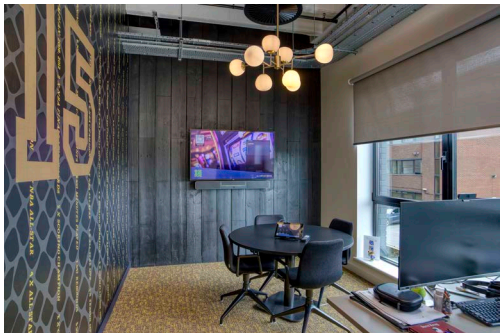
Tucked away within the walls are call booths and pods, factored in to deal with the demand for virtual meetings.



"The low hanging brass lights over the central island cleverly double up as heaters to keep food warm" *Thirdway*

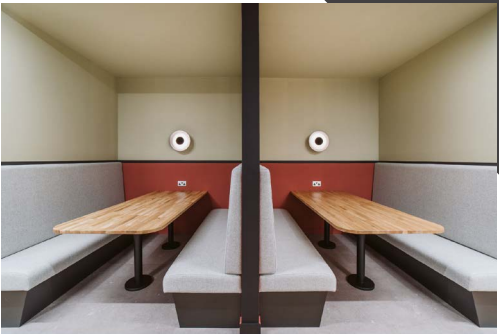
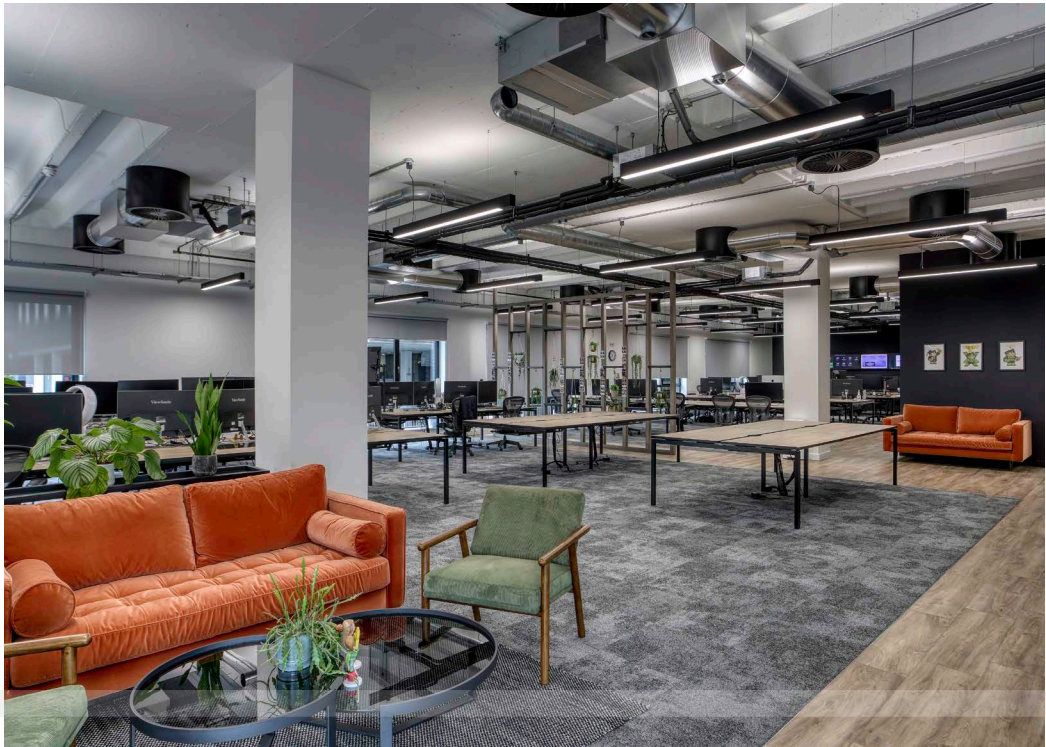
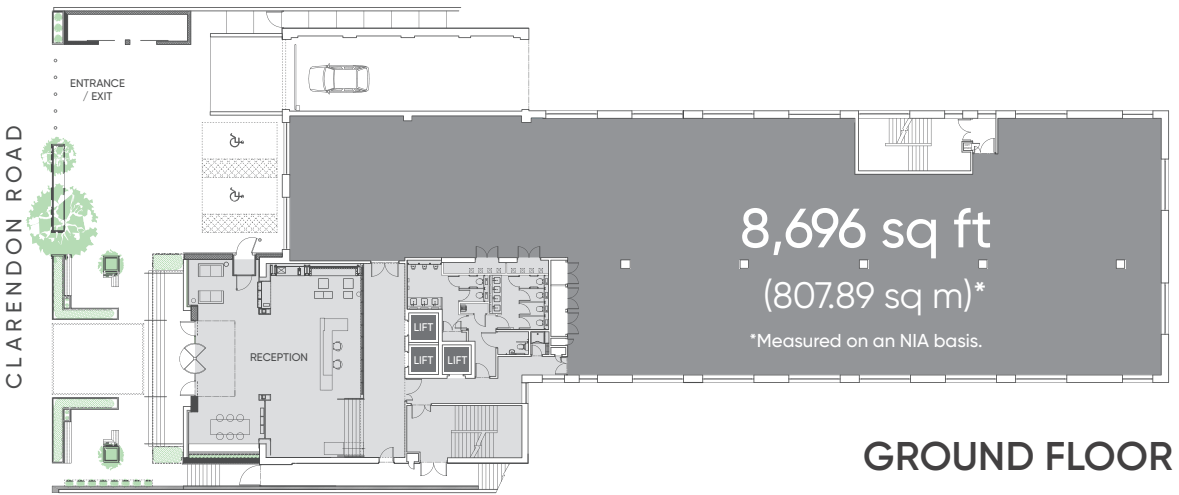


FORTY
CLARENDON RD.



TERMS

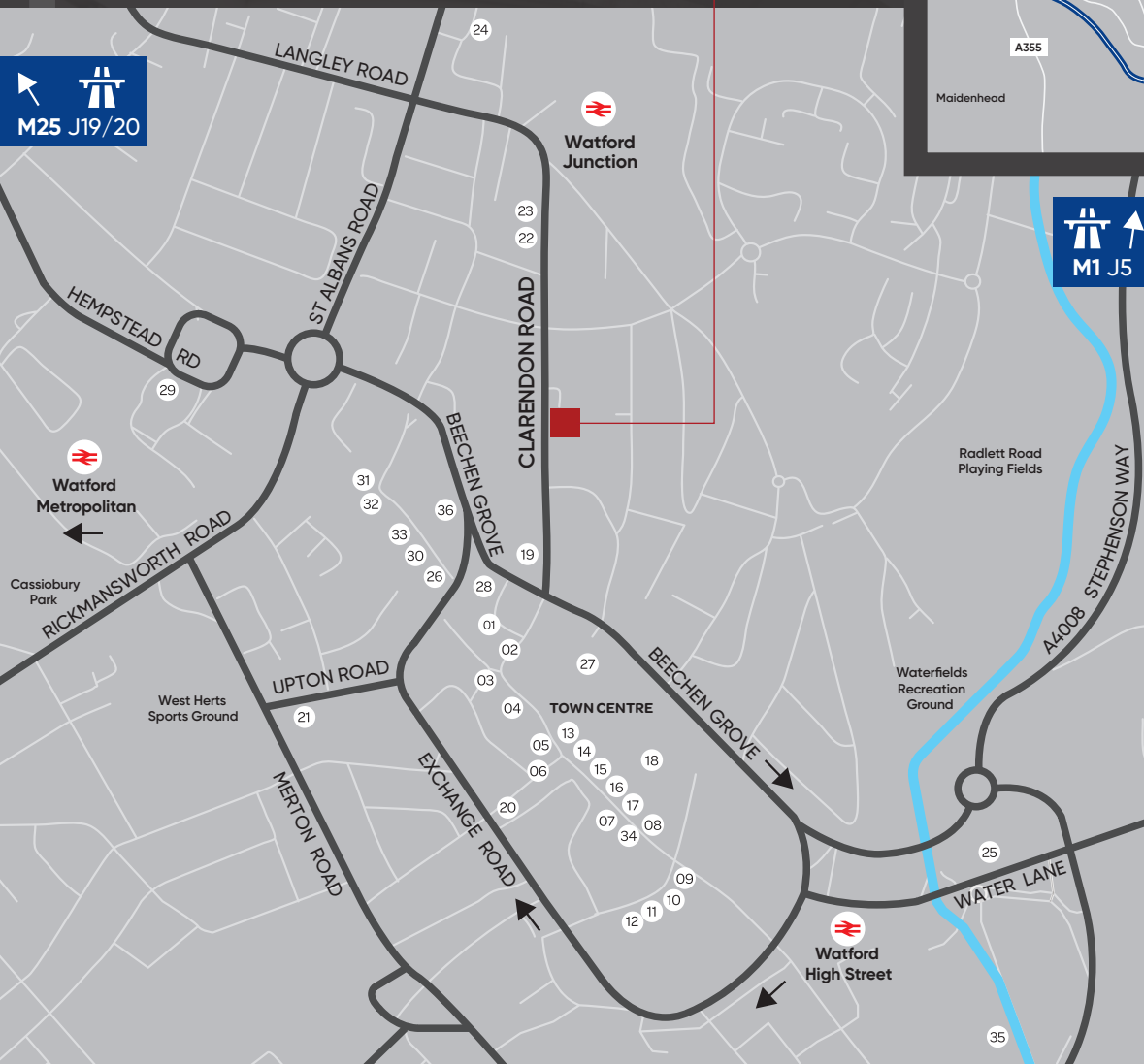
Available by way of an assignment or a new lease to be agreed with the Landlord.





FORTY

CLARENDON RD.
Watford **WD17 1JJ**



CAFÉS AND RESTAURANTS

- 1 Piedmont food on the street
- 2 Pret A Manger
- 3 Starbucks Coffee
- 4 Kokoro
- 5 Five Guys
- 6 ASK Italian
- 7 Caffè Nero
- 8 Bill's
- 9 Costa Coffee
- 10 Zizzi
- 11 Wagamama
- 12 Middletons Steakhouse
- 13 Yo! Sushi
- 14 Côte Brasserie
- 15 Cassio Lounge
- 16 Las Iguanas
- 17 The Florist

RETAIL

- 18 INTU Shopping Centre:
 - Apple
 - Hollister
 - Hugo Boss
 - Jack Wills
 - Kurt Geiger
 - M&S
 - Mango
 - Office
 - Uniqlo
 - Waitrose
 - Zara

HOTELS

- 19 Jurys Inn
- 20 Travelodge
- 21 Best Western
- 22 Le Grove Apartments
- 23 Holiday Inn
- 24 Holiday Inn Express
- 25 Premier Inn

FITNESS & LEISURE

- 26 Fitness4Less
- 27 Charters Health Club
- 28 NRG Gym
- 29 Everyone Active

BARS

- 30 Slug & Lettuce
- 31 Steinbeck & Shaw
- 32 Bosleys
- 33 Walkabout

SUPERMARKETS

- 18 Waitrose
- 18 M&S Foodhall
- 34 Tesco Express
- 35 Tesco Extra
- 36 Sainsbury's

VIEWINGS & FURTHER INFORMATION

For viewings or further information please contact:



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