

## Salmon takes pre-let at Watford's first spec dev offices of decade

15 February 2017 | By [Richard Hook](#)

Boulbee Brooks Real Estate has pre-let Clarendon Works to Salmon to take the entire space in the first speculatively developed office scheme in Watford for 15 years.



The global digital e-commerce consultancy, which forms part of the WPP marketing communications group, has agreed a new 15-year lease for the entire 30,000 sq ft at 36 Clarendon Road which is due for completion in Q1 2018.

Alex Aitchison, development director at BBRE, said: “Our strategy is to speculatively develop new exciting workspace in markets with limited supply, significant lease events and increasingly attractive market characteristics and Clarendon Works is a perfect example of this.

“As a result, we have been able to secure, this pre-let to Salmon, a top international business. Offering unique contemporary office accommodation is fundamental to attracting quality occupiers and we continue to actively seek similar opportunities across greater London and the regions.”

Located [in the heart of Watford's commercial town centre](#), Clarendon Works will comprise six storeys of contemporary exposed service office accommodation on a prominent corner position.

James Andrew International advised Salmon. BBRE were advised jointly by Savills and JLL.

Andrew Willcock, director in the South East office agency team at Savills, added: "The fact that Clarendon Works has been let so soon after commencement of construction is both testament to the quality of the development proposed and the ongoing popularity of Watford as a corporate office location.

"We hope that this continued confidence will act as a catalyst for further commercial development in the town centre which boasts outstanding credentials in terms of connectivity to central London and a range of retail and leisure amenities."