

FIFTH FLOOR

36

CLARENDON ROAD

WATFORD • WD17 1JJ



GRADE A

AIR-CONDITIONED TOWN CENTRE OFFICES

5,124 SQ FT (476 M²)

TO LET



**GRADE A SPACE WITH
EXPOSED SERVICES**



VRF AIR-CONDITIONING



**EXCEPTIONAL NATURAL LIGHT
WITH PANORAMIC VIEWS**



**FULLY SELF-CONTAINED
WITH OWN KITCHEN,
WC'S & SHOWER**



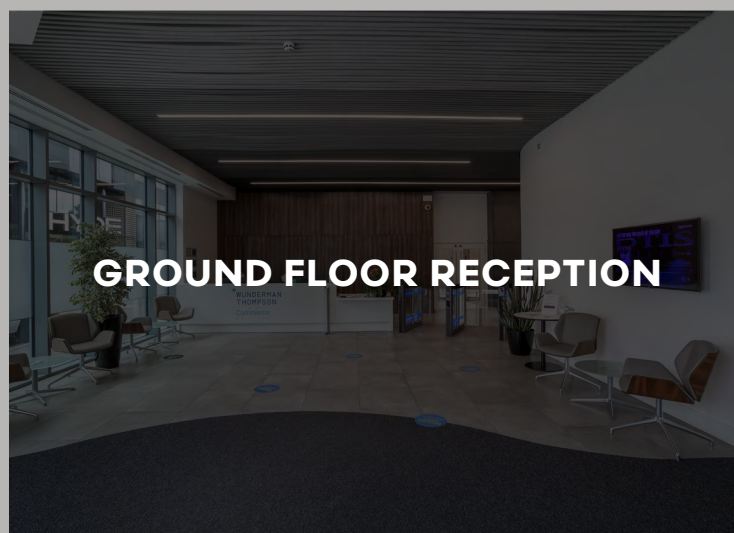
**5 MINUTE WALK TO WATFORD
JUNCTION STATION**



**AVAILABLE AS FURNISHED
PLUG & PLAY IF DESIRED**



ROOF TERRACE



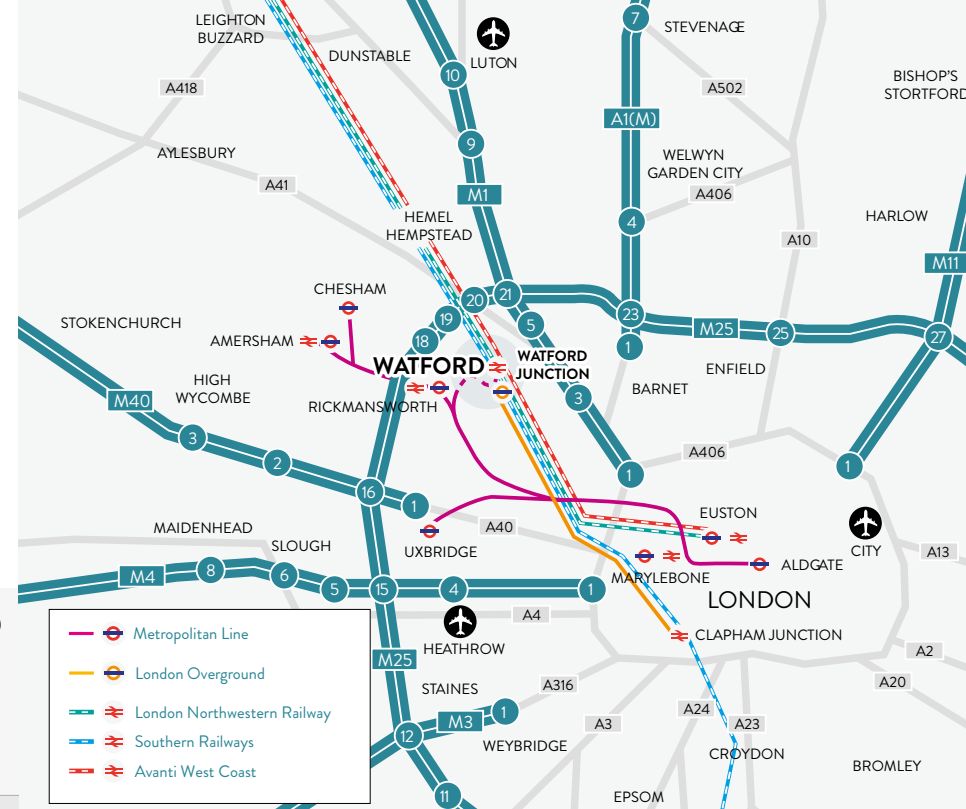
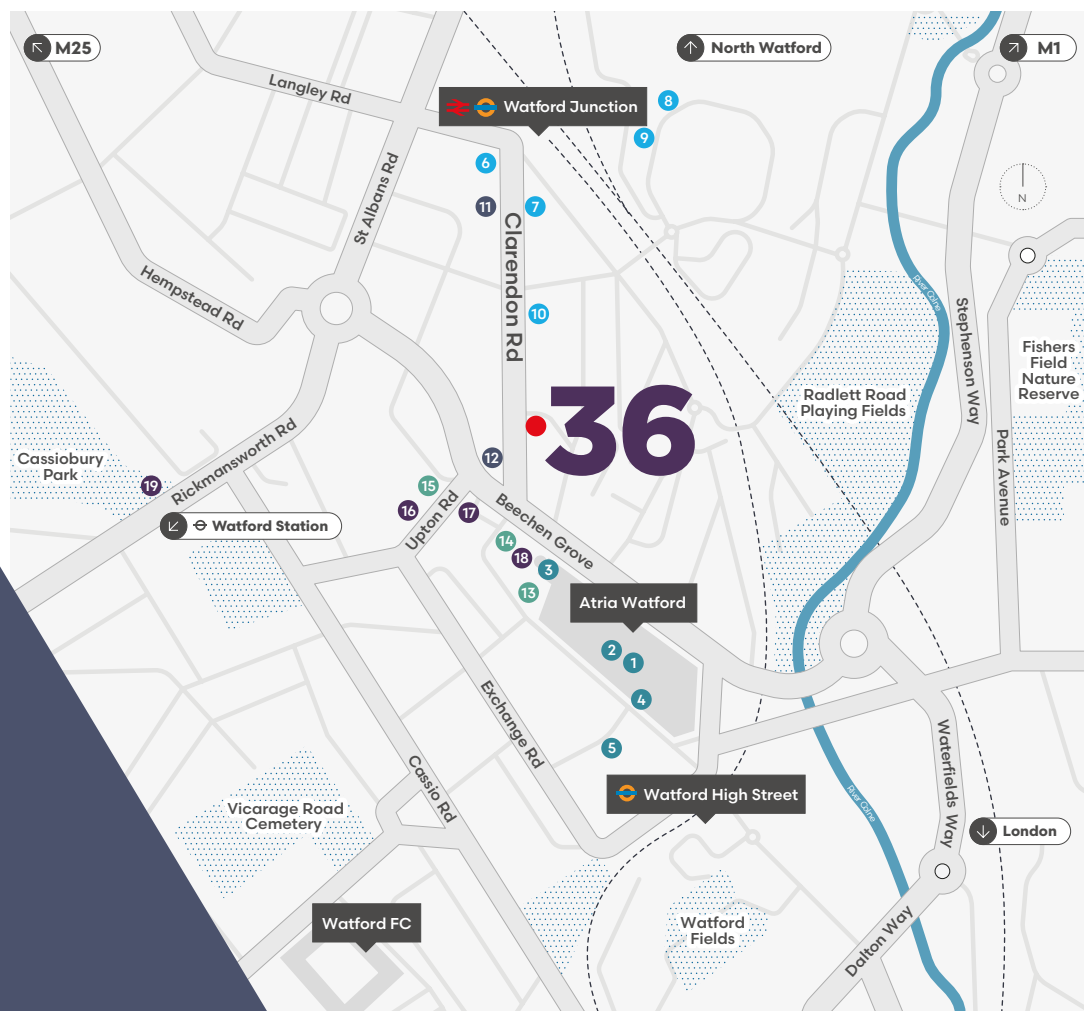
GROUND FLOOR RECEPTION



**GROUND FLOOR
PRESENTATION/RECREATION
SPACE AVAILABLE BY
ARRANGEMENT**

LOCATION

Nearby occupiers include TJX Europe, KPMG, Polo Ralph Lauren and PWC.



- 16 Fitness4Less
- 17 NRG Gym
- 18 YMCA Gym
- 19 Cassiobury Park

Mode	Location	Distance / Time	Total Time
Train	London Euston	From	15 mins
	Milton Keynes		21 mins
	Clapham Junction		43 mins
	Birmingham New Street		1 hr 18 mins
Train	Manchester		2 hrs 16 mins
Car	M1 Junction 5	2.5 miles	8 mins
	M25 Junction 20	3.5 miles	12 mins
	Luton Airport	18 miles	27 mins
	Heathrow Airport	20 miles	27 mins
	Central London	21 miles	55 mins

SAT NAV: WD17 1JJ



DESCRIPTION

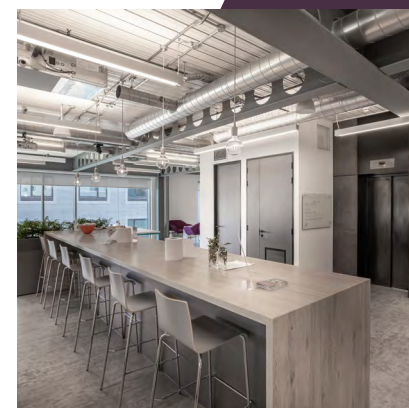
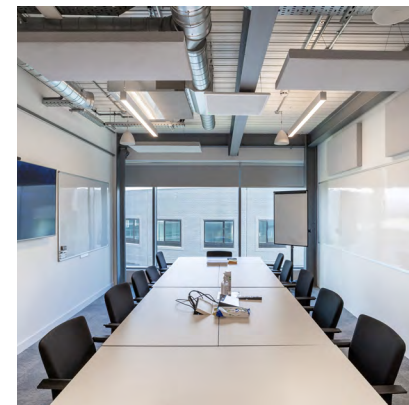
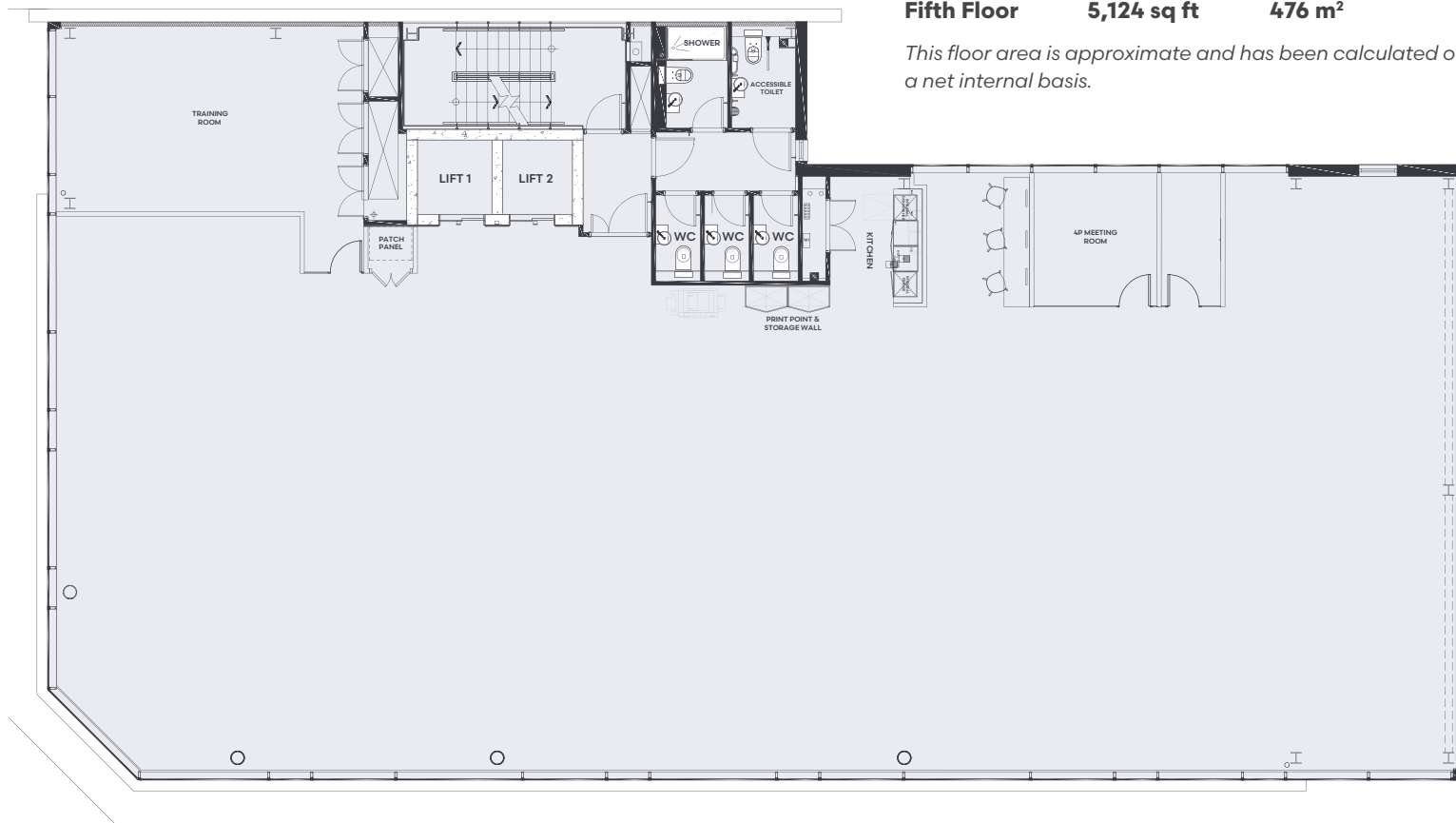
The available accommodation comprises the fifth (top floor) of this recently constructed office building featuring floor to ceiling glazing on 3 sides providing exceptional natural light and panoramic views. The floor is arranged in a principally open plan fashion with the benefit of two meeting rooms of 18 person and 4 person capacity respectively, together with its own male and female WC's, kitchen and shower. At present the floor is fully furnished and available for occupation on a plug and play basis.

Alternatively, it can be offered clear of furniture for a new occupant to fit out to their style/requirements. The building also benefits from a communal roof terrace and in addition there is bookable presentation/recreation space available on the ground floor. On site car parking at basement level is available by negotiation.

ACCOMMODATION

Fifth Floor **5,124 sq ft** **476 m²**

This floor area is approximate and has been calculated on a net internal basis.





TENURE

A new lease is available for a term by negotiation.

RENT

On Application.

RATES

To be reassessed, but likely to fall in the region of £8.00 per sq ft per annum.

EPC

The building has an excellent EPC rating of B-36.

VIEWING

For viewing and further information, please contact the joint agents:



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