36 CLARENDON ROAD

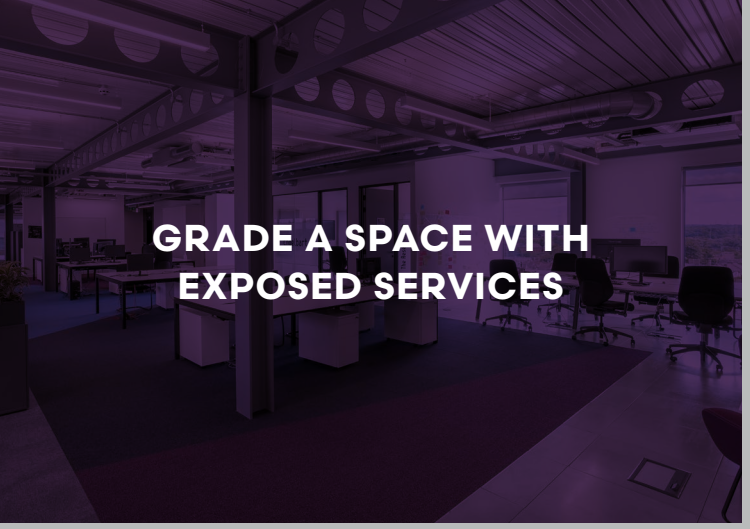
WATFORD • WD17 1JJ

GRADE A

AIR-CONDITIONED TOWN CENTRE OFFICES

5,112 - 15,336 SQ FT (475 - 1,425 SQ M)

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

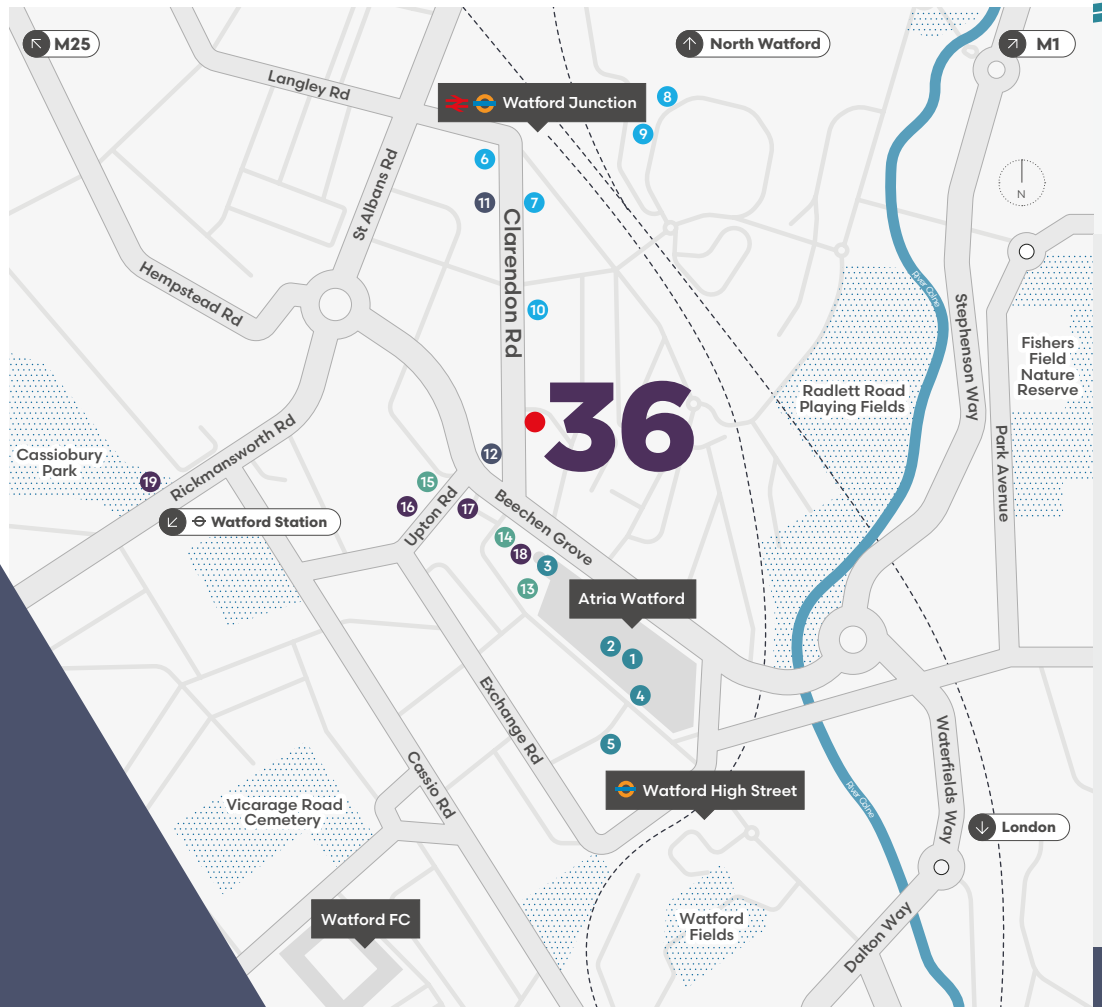
5th Floor • 36 Clarendon Road • Watford • WD17 1JJ

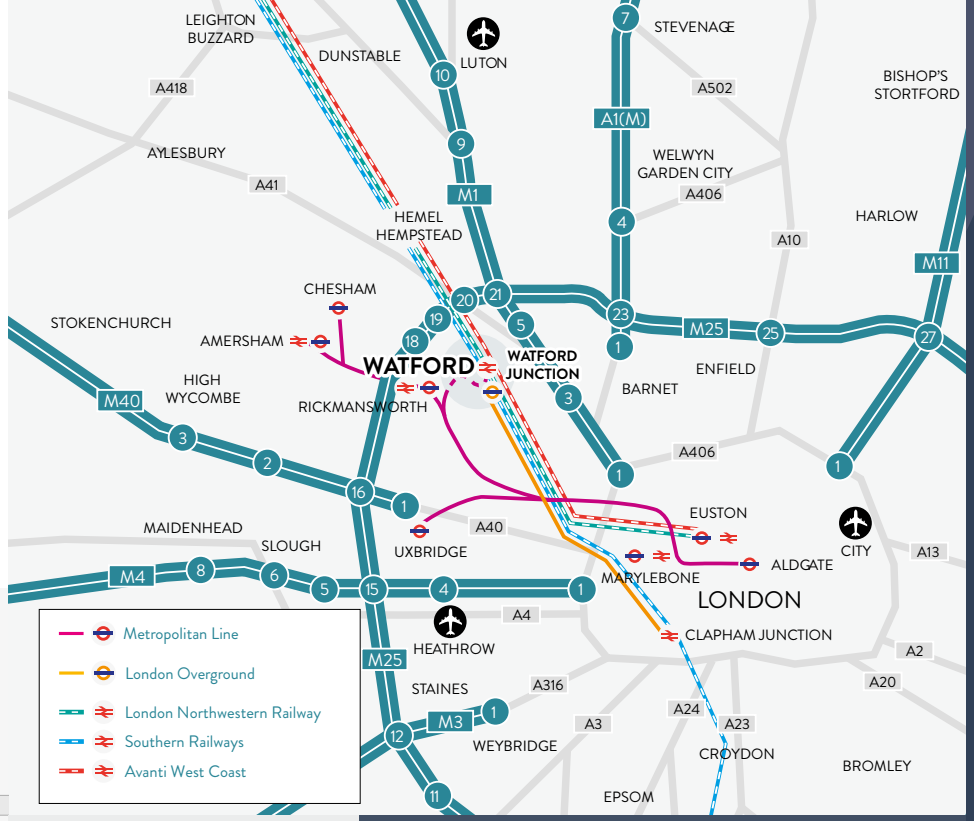
LOCATION

Number 36 is situated approximately 500 metres from Watford Junction station from where London Euston can be reached in only 15 minutes, with additional connections north to Milton Keynes and Birmingham, New Street. Watford's main shopping centre, Atria, is a similar distance to the south which offers an exceptionally wide variety of retail and eating options, both household names and niche offers.

Road communications are also excellent with multiple junctions on the M1 and M25 within 3 miles.

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





RETAIL

1. Atria Watford Shopping Centre
2. Marks & Spencer
3. Next
4. Caffé Nero
5. Wagamama

MAJOR LOCAL OCCUPIERS

6. TJX Europe (HQ)
7. KPMG
8. Hilton Hotels (HQ)
9. JD Wetherspoon (HQ)
10. Polo Ralph Lauren

HOTELS

11. Holiday Inn
12. Jury's Inn

ENTERTAINMENT

13. Cineworld Cinema
14. Watford Palace Theatre
15. Watford Colosseum

WELLNESS

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

LONDON EUSTON	FROM 15 MINS	M1 JUNCTION 5	2.5 MILES (8 MINS)
MILTON KEYNES	21 MINS	M25 JUNCTION 20	3.5 MILES (12 MINS)
CLAPHAM JUNCTION	43 MINS	LUTON AIRPORT	18 MILES (27 MINS)
BIRMINGHAM NEW STREET	1 HR 18 MINS	HEATHROW AIRPORT	20 MILES (27 MINS)
MANCHESTER	2 HRS 16 MINS	CENTRAL LONDON	21 MILES (55 MINS)

SAT NAV: WD17 1JJ

OPEN IN GOOGLE MAPS

DESCRIPTION

The available accommodation comprises the third, fourth and fifth (top) floors of this recently constructed office building featuring floor to ceiling glazing on 3 sides providing exceptional natural light and panoramic views.

The floors are each arranged in a largely open plan fashion with the benefit of various meeting rooms. Each floor also has ladies, gents and disabled WC's together with a shower. At present the floors are fully furnished and are available for occupation on a plug and play basis.

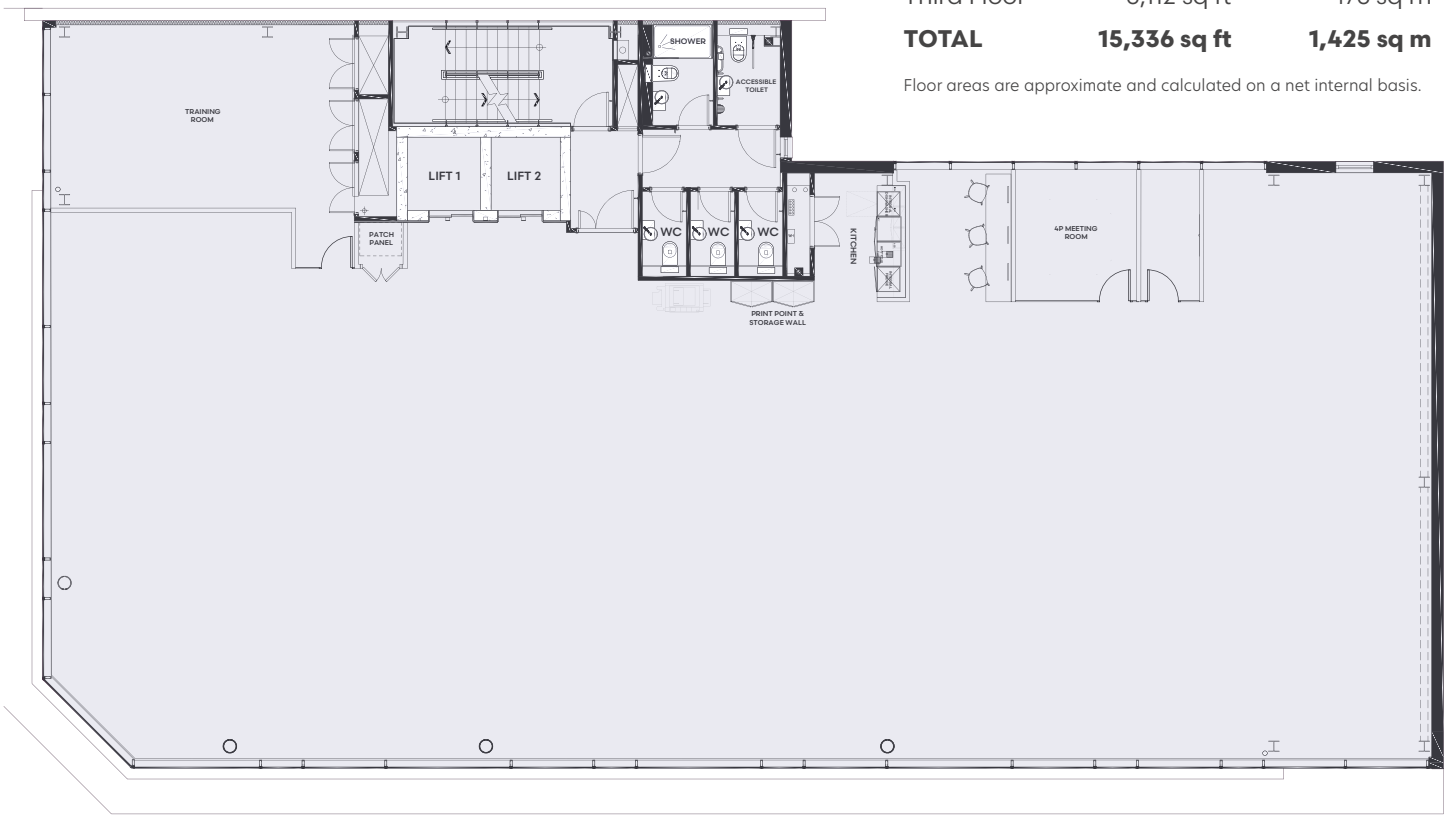
Alternatively, they can be offered clear of furniture for a new occupant to fit out to their style/requirements. The building also benefits from a communal roof terrace and in addition there is bookable presentation/recreation space available on the ground floor. On site car parking at basement level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

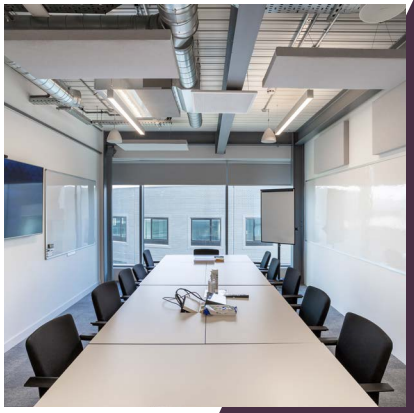
ACCOMMODATION

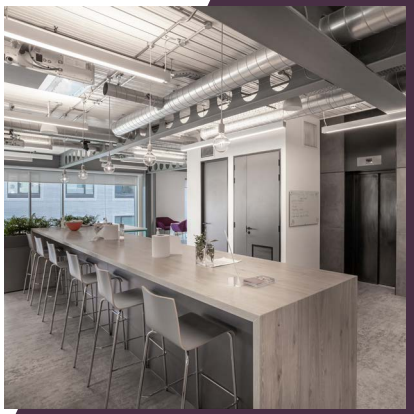
Fifth Floor	5,112 sq ft	475 sq m
Fourth Floor	5,112 sq ft	475 sq m
Third Floor	5,112 sq ft	475 sq m
TOTAL	**15,336 sq ft**	**1,425 sq m**

Floor areas are approximate and calculated on a net internal basis.

Fifth Floor plan







VIEW PHOTO GALLERY

TENURE

A new lease is available for a term by negotiation.

RENT

On application.

RATES

To be reassessed.

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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