

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



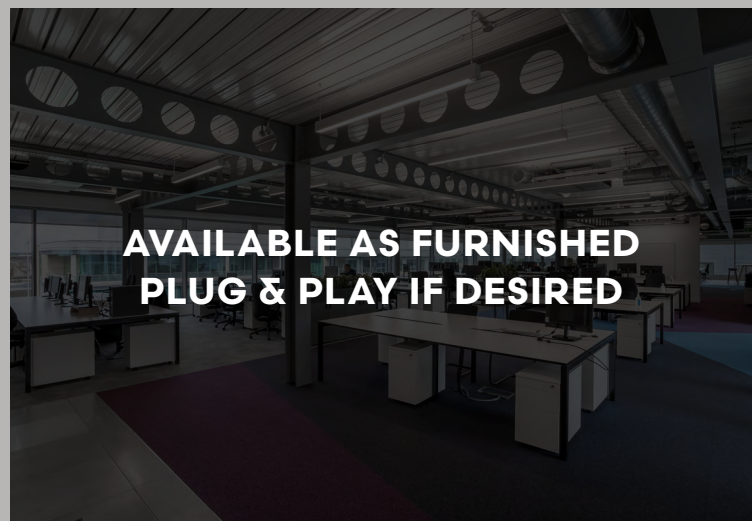
**EXCEPTIONAL NATURAL LIGHT
WITH PANORAMIC VIEWS**



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



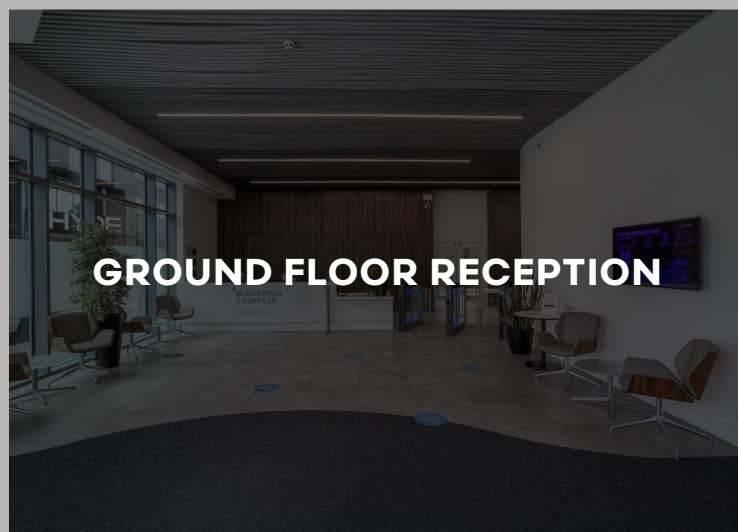
**5 MINUTE WALK TO WATFORD
JUNCTION STATION**



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



ROOF TERRACE



GROUND FLOOR RECEPTION

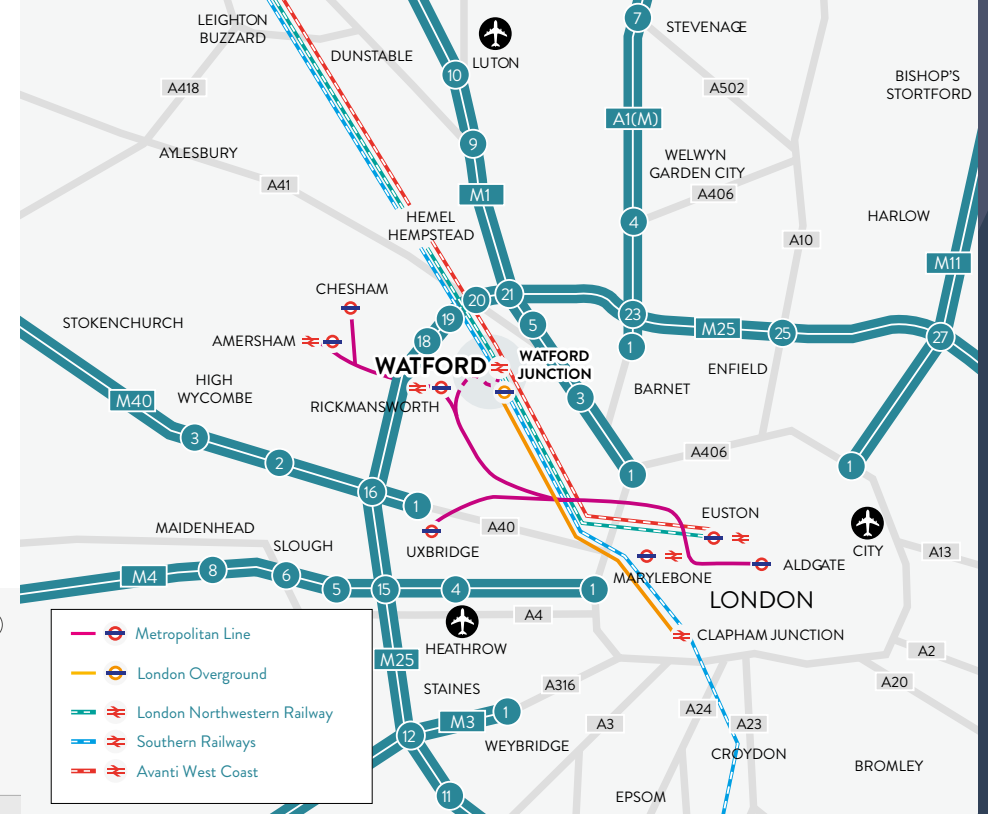
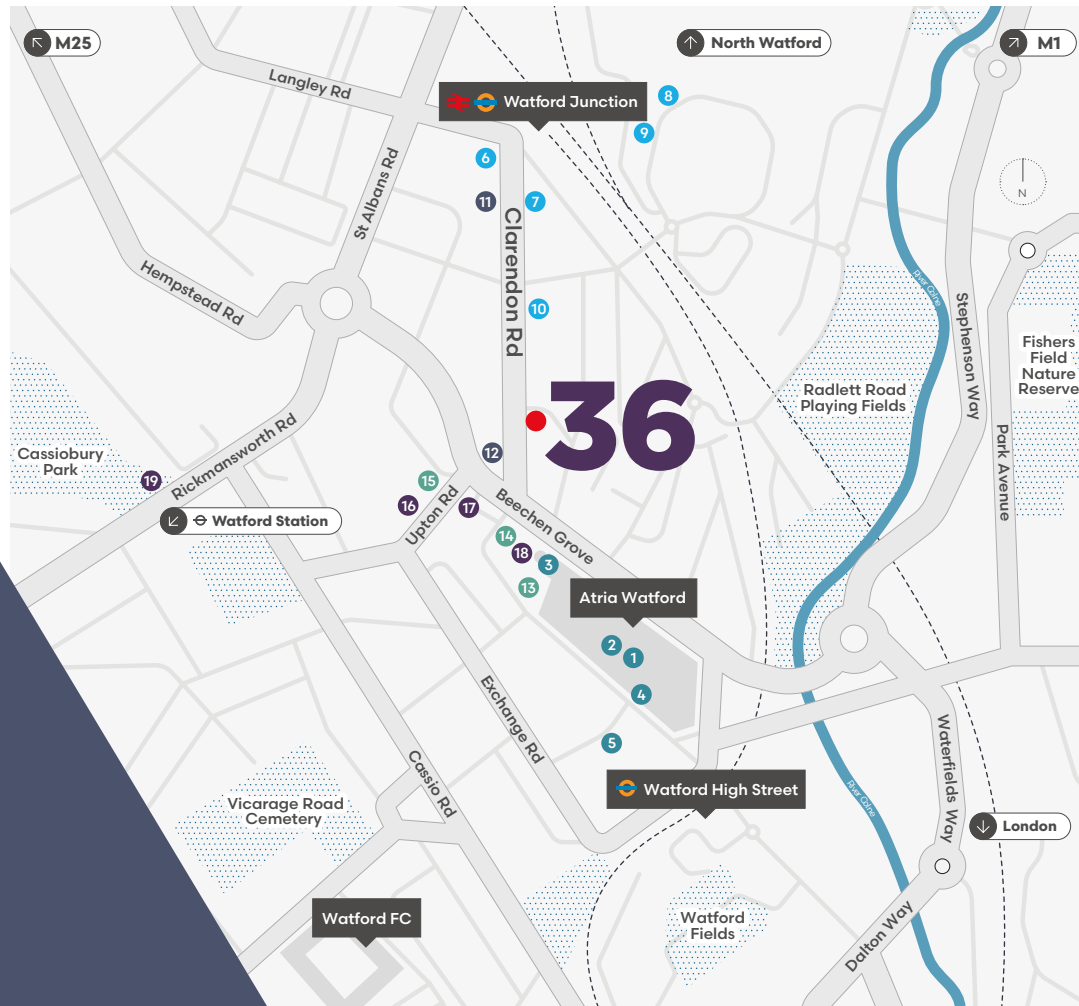


**GROUND FLOOR
PRESENTATION/RECREATION
SPACE AVAILABLE BY
ARRANGEMENT**

LOCATION

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

	Metropolitan Line	London Overground	London Northwestern Railway	Southern Railways	Avanti West Coast
LONDON EUSTON	FROM 15 MINS				
MILTON KEYNES	21 MINS				
CLAPHAM JUNCTION	43 MINS				
BIRMINGHAM NEW STREET	1 HR 18 MINS				
MANCHESTER	2 HRS 16 MINS				
		M1 JUNCTION 5	M25 JUNCTION 20	LUTON AIRPORT	HEATHROW AIRPORT
		2.5 MILES (8 MINS)	3.5 MILES (12 MINS)	18 MILES (27 MINS)	20 MILES (27 MINS)
				CENTRAL LONDON	
				21 MILES (55 MINS)	

SAT NAV: WD17 1JJ



DESCRIPTION

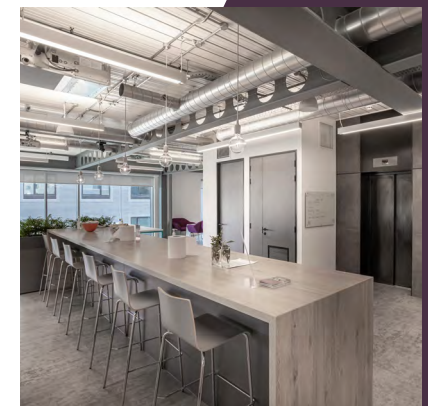
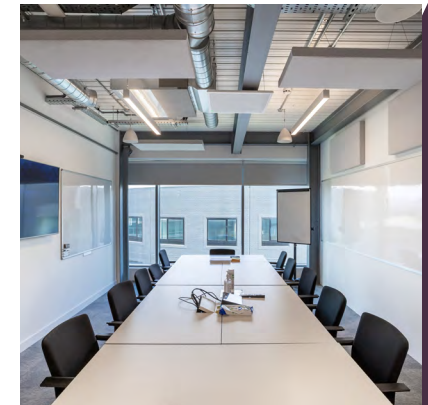
The available accommodation comprises the fifth (top floor) of this recently constructed office building featuring floor to ceiling glazing on 3 sides providing exceptional natural light and panoramic views. The floor is arranged in a principally open plan fashion with the benefit of two meeting rooms 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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