

AVAILABLE TO LET

40 Clarendon Road

40 Clarendon Road, Watford, Hertfordshire WD17 1TQ



Office for rent, £35.00 psf

To request a viewing call us on (0) 20 7629 5456 For more information visit https://realla.co/m/30179-40-clarendon-road-40-clarendon-road

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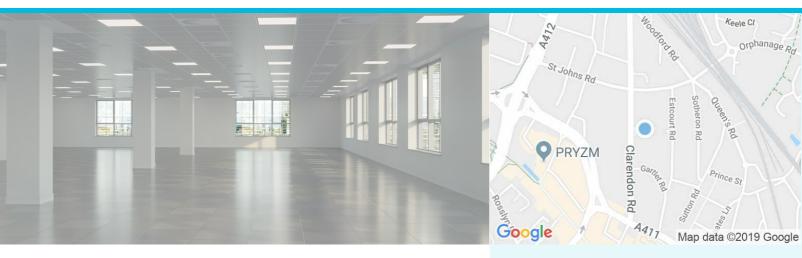
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Prime Watford Office HQ totaling 49,393 sq ft to let on Clarendon Road.

40 Clarendon Road comprises a self-contained headquarter office building, totaling approximately 4,588.82 sq m (49,393 sq ft) of office accommodation, arranged over ground and four upper floors. The building was constructed in 1998 and is of steel and concrete frame construction with a mixture of masonry and glazed elevations under a pitched roof. The building is due to undergo a comprehensive refurbishment over 2018/19 and practical completion of the works is due for 31st July 2019. There are 129 car parking spaces situated at surface level and beneath the building as undercroft parking as well as within a separate underground car park, providing an excellent ratio of 1:36 sq m (1:383 sq ft).

Highlights

- Comprehensive refurbishment will include the following:
- Remodeled reception area and entrance
- · New toilets throughout
- · New raised flooring
- New suspended ceiling
- New LED lighting
- · New VFR air conditioning
- 3 new lifts
- New showers with cycle store, drying room and lockers

Property details

Rent	£35.00 psf	
Est. S/C	£6.50 psf	
Est. rates payable	£7.48 psf	
Available from	31/07/2019	
Lease details	New lease available directly from the Landlord.	

Floor	Size sq ft	Rent psf
Ground	8,473	£35.00
First	10,078	£35.00
Third	10,078	£35.00
Fourth	7,927	£35.00
Second	10,078	£35.00

More information

Visit microsite

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Contact us

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Viewings strictly by appointment via the joint agents.

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