

FORTY CLARENDON RD.

Watford

40

fortyclarendonroad.com

50,000 SQ FT OF CONTEMPORARY,
EXTENSIVELY REFURBISHED OFFICE
SPACE WITH EXPOSED SERVICES



DISTINCTIVE WORKSPACE

A BUILDING WITH EXCEPTIONAL STYLE AND QUALITY IN AN UNRIVALLED LOCATION

Forty Clarendon Rd has been extensively repositioned, with a remodelled and extended reception area that enables employees and clients to connect with each other in one place.



WD17

A BUILDING
WITH A UNIQUE
CHARACTER



CGI - 5th floor

FLEXIBLE, LIGHT AND SPACIOUS

MODERN DESIGN, EXPOSED SERVICES

Arranged over 5 floors, the open plan floor plates range from 7,992 sq ft to 10,228 sq ft and offer contemporary space with an exposed services finish. All floors feature generous floor to ceiling heights which all make for an impressive space with great flexibility.



New raised floors



LED lighting throughout



New VRF ventilation system air conditioning



Targeted BREEAM Excellent



Storage for 19 bicycles



5 electric car charging points



125 Car parking spaces (1,393 sq ft)



9 New showers



Wifi connected reception & break out areas

AN ADAPTABLE

50,000

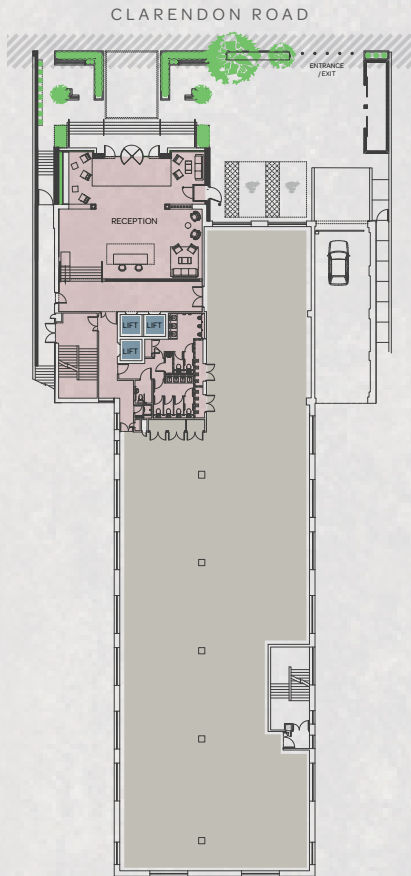
 SQ FT

BUILDING IN A TRUE BUSINESS LOCATION



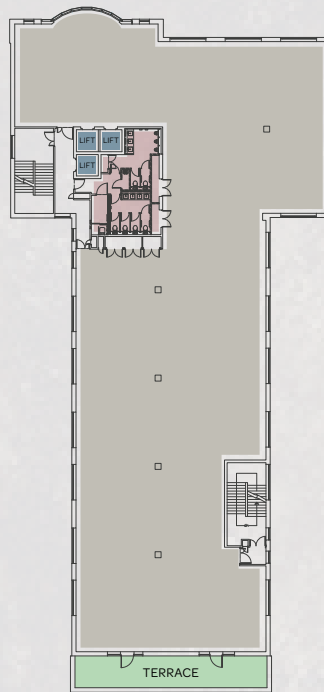
SCHEDULE OF AREAS	SQ FT	SQ M
Fourth Floor	7,992	743
Third Floor	10,228	950
Second Floor	10,228	950
First Floor	10,233	951
Ground Floor	8,609	800
Reception	1,892	176
TOTAL	49,182	4,570
125 parking spaces	1:393	

(Approximate IPMS3 floor areas)



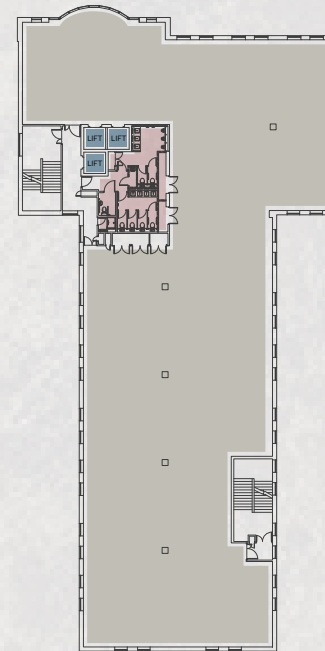
GROUND FLOOR

8,609 sq ft / 800 sq m



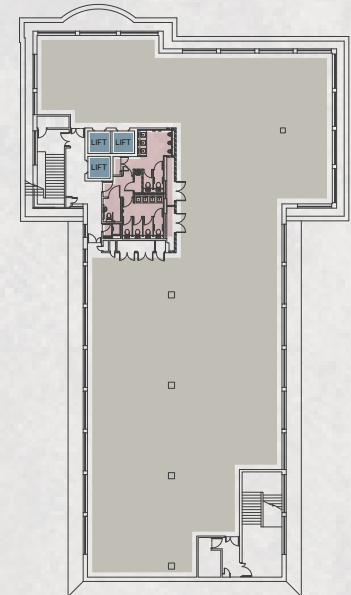
FIRST FLOOR

10,233 sq ft / 951 sq m



SECOND & THIRD FLOORS

10,228 sq ft / 950 sq m



FOURTH FLOOR

7,992 sq ft / 743 sq m

WATFORD TOWN CENTRE

CAFÉS & RESTAURANTS

- 01 Piedmont food on the street
- 02 Pret A Manger
- 03 Starbucks Coffee
- 04 Kokoro
- 05 Five Guys
- 06 ASK Italian
- 07 Caffè Nero
- 08 Bill's
- 09 Costa Coffee
- 10 Zizzi
- 11 Wagamama
- 12 Middletons Steakhouse

HOTELS

- 14 Jurys Inn
- 15 Travelodge
- 16 Best Western
- 17 Le Grove Apartments
- 18 Holiday Inn
- 19 Holiday Inn Express
- 20 Premier Inn

FITNESS & LEISURE

- 21 Fitness4Less
- 22 Charters Health Club
- 23 NRG Gym
- 24 Everyone Active

RETAIL

- 13 INTU Centre
 - Apple
 - Hugo Boss
 - Debenhams
 - Hollister
 - Jack Wills
 - John Lewis
 - Kurt Geiger
 - M&S
 - Mango
 - Office
 - Waitrose
 - Zara

BARS

- 25 The One Crown
- 26 Steinbeck & Shaw
- 27 Bosleys
- 28 Walkabout

SUPERMARKETS

- 13 Waitrose
- 13 M&S Foodhall
- 29 Tesco Express
- 30 Tesco Extra
- 31 Sainsbury's



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FORTY CLARENDON RD.

Watford

BY RAIL	TIME	
Euston	15 mins	 
Milton Keynes	21 mins	
Clapham Junction	39 mins	 
Birmingham New St.	68 mins	

From Watford Junction - Source: TFL

BY ROAD	DISTANCE
Luton Airport	17 miles
Central London	21 miles
Heathrow Airport	22 miles
Stansted Airport	45 miles

MOTORWAYS	DISTANCE
M1 - Junction 5	1.6 miles
M25 - Junction 19	3 miles
M25 - Junction 20	4 miles
A1	14 miles
A40	14 miles



SAT NAV: WD171TQ

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