

**CITIBASE**

since 1993



Serviced offices



Meeting rooms

# Citibase WATFORD

One of the best located and prestigious addresses for your business to call home





## Better connected

- Superfast internet
- Prestigious edge of town centre location
- 3 minutes' walk to the Intu Watford Harlequin shopping centre and the High Street
- 5 minutes' walk to Watford Junction railway station
- 2 miles / 6 minutes to M1 Jc 5
- 3 miles / 9 minutes to M25 Jc 19
- Just over 18 miles / 22 minutes to London Luton Airport and 22 miles / 30 minutes to Heathrow Airport
- On-site car parking\*



**Citibase Watford has one of the best business addresses in the area with all the amenities of the town right on the doorstep. The centre's transport links are also second to none with Watford Junction station a short walk and both the M1 and M25 within 3 miles, and offers customers:**

- Prestigious central business location
- Modern building with on-site parking\*
- Fully serviced business centre facilities
- Great value
- Superfast internet
- Range of internet and telecoms packages
- Superb transport links – less than 5 minutes from Watford Junction train station; 2 miles from the M1; and 3 miles from the M25
- Great selection of restaurants, shops and amenities on the doorstep
- Flexible contracts
- Meeting rooms
- Reception and business support services
- Personalised call handling
- 24 hour access





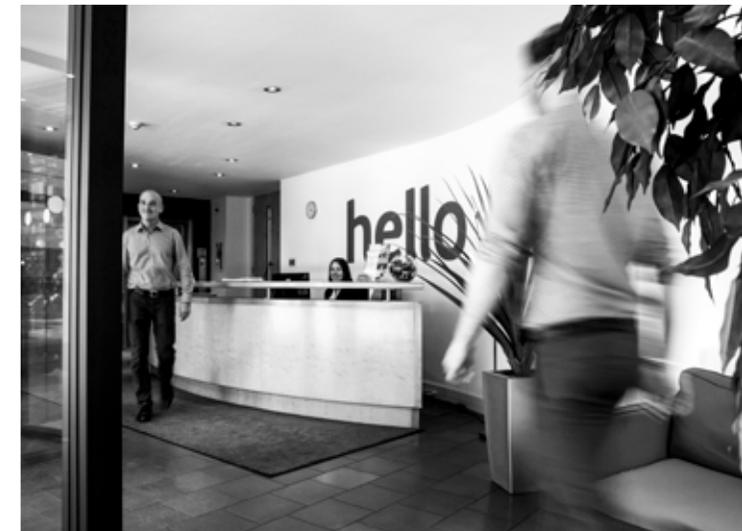
**At Citibase, we believe in taking the stress of running a building off business's hands so that they can focus on running their business.**

Citibase Watford's location couldn't be better, being ideally placed for easy access to the M1 and M25 and just 5 minutes' walk to Watford Junction train station offering fast trains to London Euston in only 15 minutes.

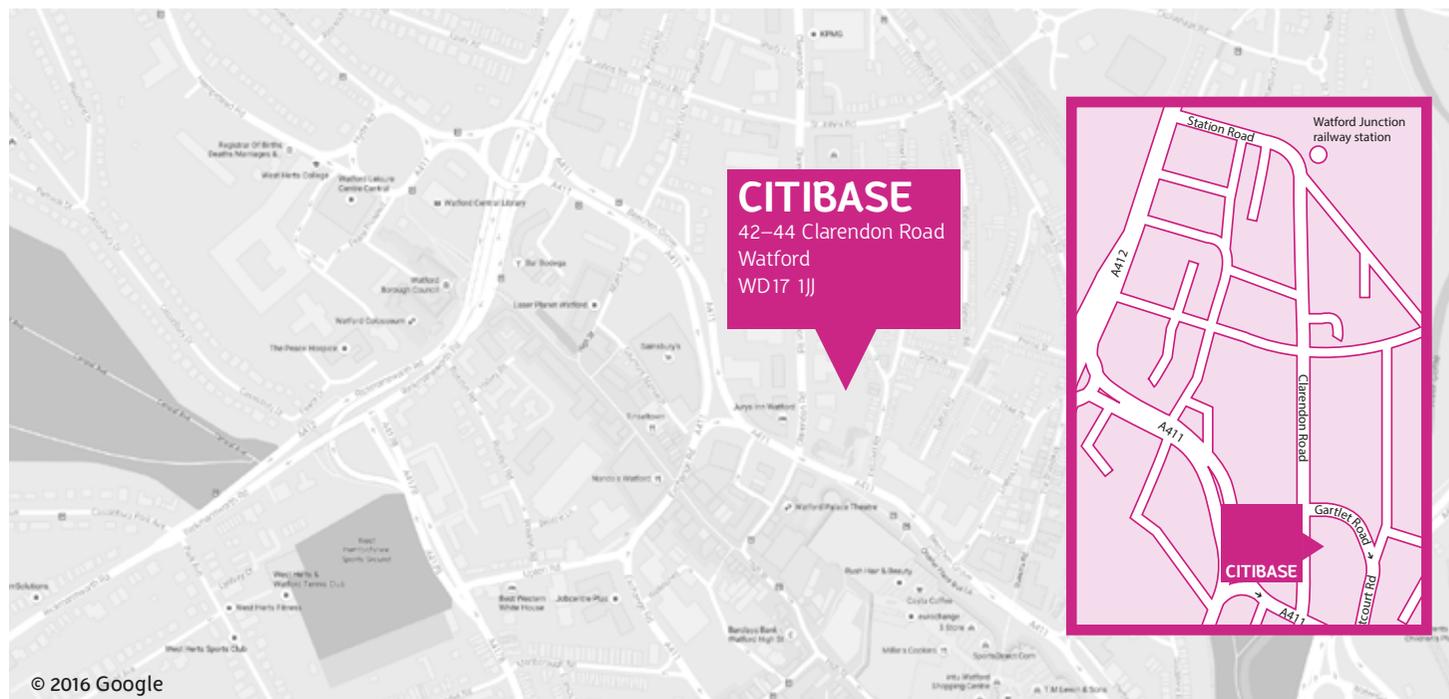
It's also a short walk to the town's renowned Intu Watford Harlequin shopping centre and High Street offering a vast range of shops, restaurants and amenities.

The business centre is housed in a smart, modern building with ample car parking\* and offers fully furnished suites varying in size and available on flexible terms and configurations to suit cost-conscious small, medium or large businesses.

Citibase provide fully equipped business centres for cost-conscious SMEs and Start-Up companies at numerous locations from Aberdeen to Brighton. Offering an extensive range of business support and administrative services including: meeting rooms, personalised call answering plus many more, Citibase take care of everything, allowing customers 'Freedom At Work' to build and run a successful business.



## How to find us



We'd love to show you around - come and see us for a tea or coffee and no-obligation viewing.

To arrange a time or for more details contact us at:

Citibase Watford  
42 – 44 Clarendon Road  
Watford  
WD17 1JJ

08444 993 373  
sales@citibase.co.uk  
www.citibase.com

### By Car (from M1 Jc 5)

- Take the exit signed Stephenson Way / A4008
- After a short distance take the 2nd exit off the next roundabout
- At the next roundabout take the 1st exit onto Radlett Road
- At next roundabout take 2nd exit onto Orphanage Road
- Go through 1st roundabout and then turn right onto Woodford Road

- At junction of Station Road turn left onto Clarendon Road
- Citibase Watford is ¼ of a mile on the left-hand side

### Bus Routes

- Numerous bus routes stop outside the centre on Clarendon Road

### Train

- Watford Junction train station is a 5 minute walk with fast trains to London Euston taking 15 minutes

### Parking

- There is on-site parking for cars\*

Travel times are taken from google maps. Parking is subject to availability and charges may apply.