

## **28 CLARENDON ROAD, WATFORD, WD17 1JJ**



**Grade A town centre office accommodation  
3,417 sq ft (317 sq m) To Let**

**020 7629 5456**

2nd Floor, Prince Frederick House  
35/39 Maddox Street, London W1S 2PP

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# 28 CLARENDON ROAD, WATFORD, WD17 1JJ

## Location

28 Clarendon Road is located within easy walking distance of Watford Junction Station, the High Street and the Intu Shopping Centre. The town centre benefits from an outstanding range of shops, cafés and restaurants including John Lewis, Marks & Spencer, Sainsbury's, Tesco Express, Zizzi, Pizza Express, Wagamama and Carluccio's.

Situated opposite Jury's Inn hotel there are a further 4 hotels in the town centre. The Grove 5 star hotel is within 2 miles.

Watford benefits from a range of leisure facilities including golf courses, gymnasiums, swimming pools and a multi-screen cinema.

There are 9 car parks within a short walk.



## Description

28 Clarendon Road is a high quality, energy efficient headquarters office building prominently situated in the main business area of Watford town centre.

The available accommodation is located on the ground floor and benefits from a specification that includes:

- VRF air conditioning
- Suspended ceilings
- LG7 lighting
- Fully accessible raised floors
- 2 x 10 person passenger lifts
- Comprehensively refurbished in 2013
- BREEAM rating 'Very Good'.
- On-site car parking

## Accommodation

The property has been measured in accordance with the RICS code of measuring practice (6th edition) and provides the following net internal areas:

Ground floor	3,417 sq ft	317 sq m
<b>Total</b>	<b>3,417 sq ft</b>	<b>317 sq m</b>

## Rent

£30.00 per sq ft.

## Rates

We estimate the rates payable to be £8.20 per sq ft however we recommend that interested parties make their own enquiries.

## Viewing

Strictly by appointment only.



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