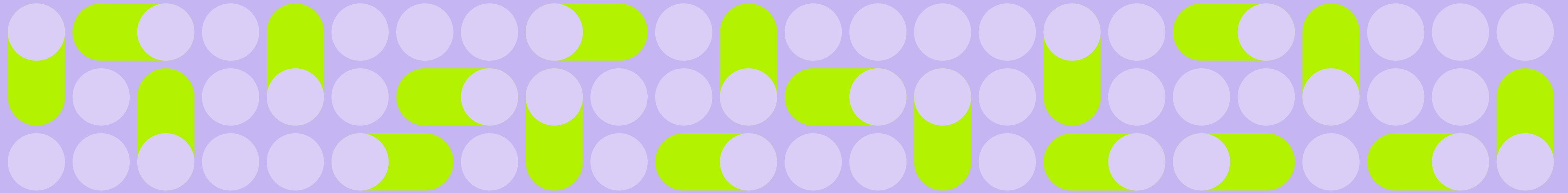


Welcome to Clarendon WRX



YOOSERV

Clarendon Road, Watford. WD17 1JA

Your business's new home -
a spectacular and vibrant workspace
in an outstanding location



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Clarendon WRX

Nestled in the heart of Watford, Clarendon WRX is a sustainable workspace designed for businesses of all sizes. On the ground and first floors, you'll find our selection of flexible workspaces and meeting rooms.

With a host of on-site amenities and eco-friendly features, Clarendon WRX is the ideal place to work, thrive, and connect, with everything you need all in one place.

Enjoy our on-site café and bar, experience our complimentary gym, and easily access the bustling high street and convenient local transport links.

The stylish Resident rooftop terrace and bar will charm your staff and clients alike with its beautiful design and elevated views.

Contemporary style and space planning bring world-class workspace design to Watford, expressed through a number of premium workspaces and amenities.

Wellness is built-in with numerous breakout spaces, extensive biophilia, quality air purification and the complimentary on-site gym.

And welcome to YooServ

We work hard to provide a range of services and amenities to ensure your time in a YooServ building is spent being your most productive.

With events to foster community, amenities to empower and Concierge teams to facilitate, our Residents and their businesses are at the core of our brand.



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Our service-trained Concierge team go above and beyond to ensure that your day is as productive as possible. Think of them as an extension of your team.

A world-class workspace to help you do your best work. Clarendon WRX offers Residents a selection of workspaces and collaborative spaces alongside high-tech meeting rooms, quiet soundproofed pods, fully stocked kitchens and a spectacular rooftop terrace to wow your guests.

We are dedicated to delivering unique and innovative workspaces. We aim to support you and your employees, and enhance their creativity, productivity and motivation.

YOOSERV

Located for your convenience

See location on map [↗](#)

Car

There are limited parking spaces subject to negotiation. There are also 58 7kw/h electric car charging bays with 50% active and 50% passive (to be activated when needed).

Journey times by car from:

M1	6 mins
M25	8 mins
M40	21 mins
Heathrow Airport	25 mins
Stansted Airport	50 mins

Bicycle

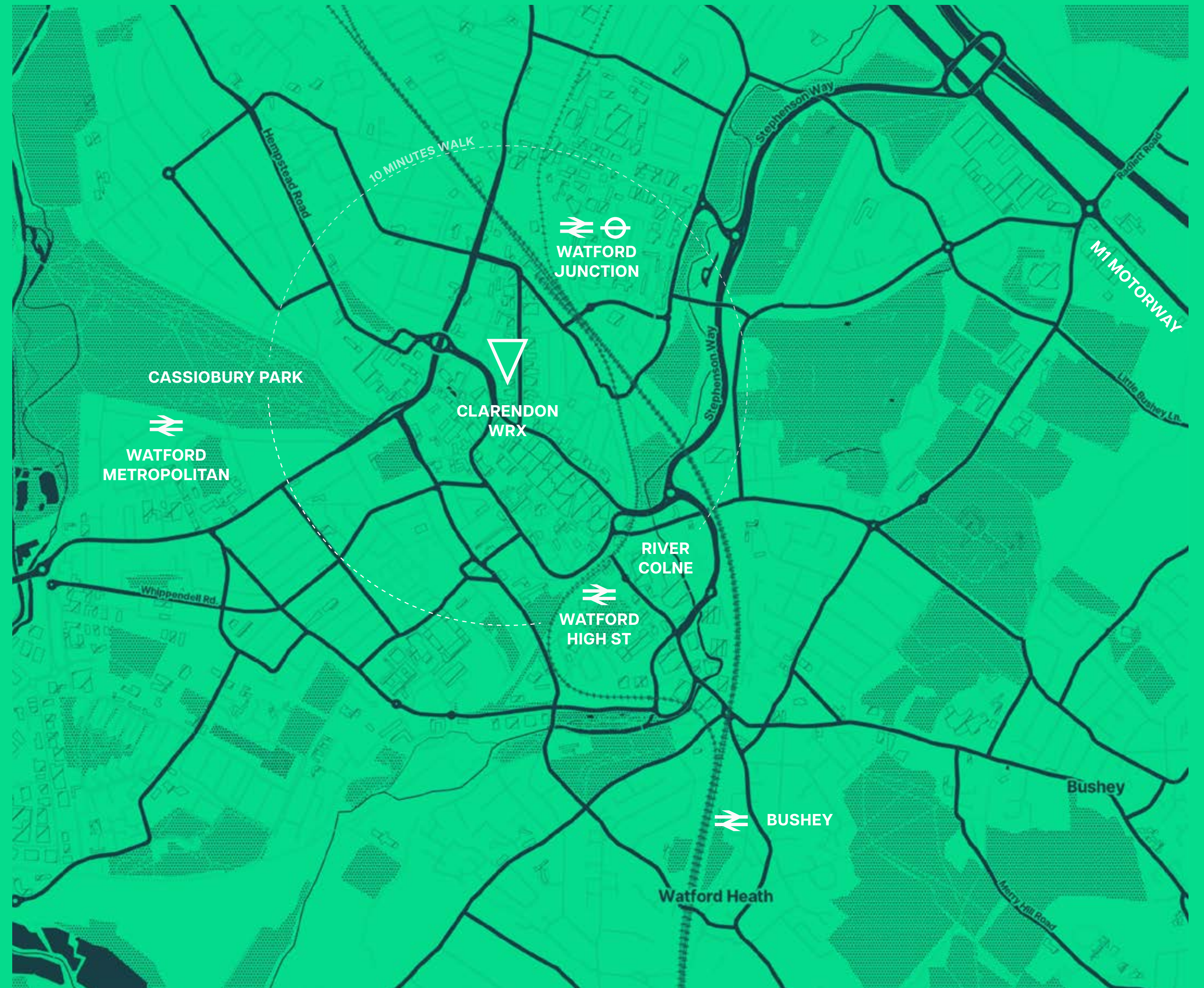
Within the building there is secure cycle storage, repair facilities, lockers and luxurious shower facilities to get you fresh and ready for the day.

Rail

Watford Junction Station is exceptionally well served to London and local towns and is a 6 minute walk from Clarendon WRX.

Journey times from Watford Junction:

🚆 London Euston	15 mins
🚆 Wembley Central	25 mins
🚆 Kings Cross	48 mins
🚆 Farringdon	51 mins
🚆 Liverpool Street	56 mins





THE
CLARENDON
WORKS

THE
CLARENDON
WORKS
COFFEE



Business lounge

Our sunlit business lounge has communal seating and direct access to our café - the perfect way to welcome your guests to your workspace.



Concierge

Our dedicated Concierge team are the first people you will be greeted with when arriving at Clarendon WRX - always on hand to assist you and make your workday easier.



Collaboration spaces

Our collaborative spaces are ideal for bringing the team together and experiencing the productivity that comes with a change of environment.



Community

Our shared spaces are ideal for informal work, connecting with your community and attending our annual events that bring Residents together.







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Above and beyond

Clarendon WRX features a stunning rooftop terrace with bar that can be used for staff and client entertaining. Or, simply take your laptop up into the sunshine for a change of perspective.

Grd.



Unrivalled in this location, the beautifully designed ground floor features world-class on-demand amenities, designed to foster collaboration, wellness and community.



1st.

The first floor is home to our private workspaces, each featuring full height glass windows and served by generous communal areas for focus and collaboration.



All inclusive

Workspace amenities



Cutting edge meeting rooms

With impressive tech and serene designs, our soundproofed meeting rooms are designed to enhance collaboration.



Private lounge

Say goodbye to noisy cafés. Our private lounge is the perfect place to welcome visitors or work away from the office.



Video booths

Take meetings in our private, soundproofed spaces with monitors to welcome remote colleagues on.



Communal kitchens

Our communal kitchens are fully stocked daily with healthy teas, filtered water and gourmet coffee.



Ergonomic furniture

All our chairs are multi-adjustable for the perfect fit and our desks have cable management solutions to tidy those trip hazards.



Collaborative space

Gather the team for a brainstorming session or company meeting in our generous collaborative space.



End-of-journey facilities

Plentiful cycle storage and luxurious showers ensure a great start to the day.

Workspace experience



Natural light

Large glazing ensures an abundance of natural light and the tall ceiling height ensures a spacious feel to every office.



Efficient by design

Our building uses 21% less heating and cooling demand, saving 69 tonnes of carbon due to the efficiency of its design.



BREEAM 'Excellent'

Achieving 'Excellent' in construction and running in the real estate industry's reference sustainability assessment method.



Solar powered

With over 94kw of solar arrays on the roof and all electric systems powering the building, we're leading the way in sustainable running.



Complimentary wellness

Unwind in the gym or enjoy a varied calendar of wellness classes run by the building to bring some balance to your working week.



Bla Bla Café

Bla Bla Café will offer freshly made delicious hot and cold food as well as catering for business meetings.



Business centred

Clarendon WRX is surrounded by many large and international businesses, making it the perfect place to locate your business.

Residency options at Clarendon WRX

Flexible spaces & options to
suit your workspace needs.

Tailored office

Create a space that reflects the uniqueness of your business, down to the smallest details.

- Build every part of your workspace from scratch to your exact specifications
- Enjoy our free design and visualisation service
- Boost your staff's comfort, convenience and productivity

Serviced office

Take your business to new heights with a serviced office in Watford. Enjoy outstanding shared amenities for you and your team.

- 5* Concierge service to help you focus on the important things
- Spaces available for all businesses, however large or small
- Flexible terms that give you freedom and peace of mind

Virtual office

A market leading service designed with you and your business in mind. Enhance your brand, boost business and allow your income to grow through the use of our professional team.

- Maintain a professional presence
- Keep your home address private
- Affordable, flexible plans to suit you

Coworking

Benefit from the flexibility and convenience of our outstanding shared amenities without the cost of office space.

- 5* Concierge service to help you focus on the important things
 - Take advantage of working at any of our YoooServ spaces
-



Contact us and find out how we can make Clarendon WRX your new workplace.

[Email us](#) 

[Book a tour](#) 

+44 (0) 1932 366 333

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