

41

CLARENDON
ROAD



The office for a perfect balance

51,000 sq ft of repositioned, Grade A
office space in the heart of Watford

A landmark HQ building

There's no catch 22 at 41

Design your own office building, take control of your working environment and create your perfect office space. All of this is possible at 41 Clarendon Road.

The building will be completely transformed through a comprehensive refurbishment and will give an incoming company the ability to influence the design and choose bespoke finishes to the reception, office floors and overall 'look and feel' of the building. This design flexibility will allow you to adapt the building to meet your needs and provide an unrivaled working experience.



Accommodation

A best-in-class working environment

- Comprehensively refurbished and extended reception
- All new M&E including heating, cooling, ventilation, lifts and fire alarm
- Exposed services to office floors
- External decorations, front elevation re-design and new landscaping
- New raised access floors
- Occupational density to 1:8m²
- Superloo WCs to all floors
- People monitoring system and air monitoring
- Targeted BREEAM Excellent Rating
- Targeted EPC B
- Targeted Wired Score Gold
- Targeted Active Score Platinum Rating
- Living wall
- Solar PV to main office building roof
- 117 car parking spaces at a ratio of 1:435 sq ft (includes 7 EV Charging spaces)
- 68 Cycle spaces

View from Clarendon Road

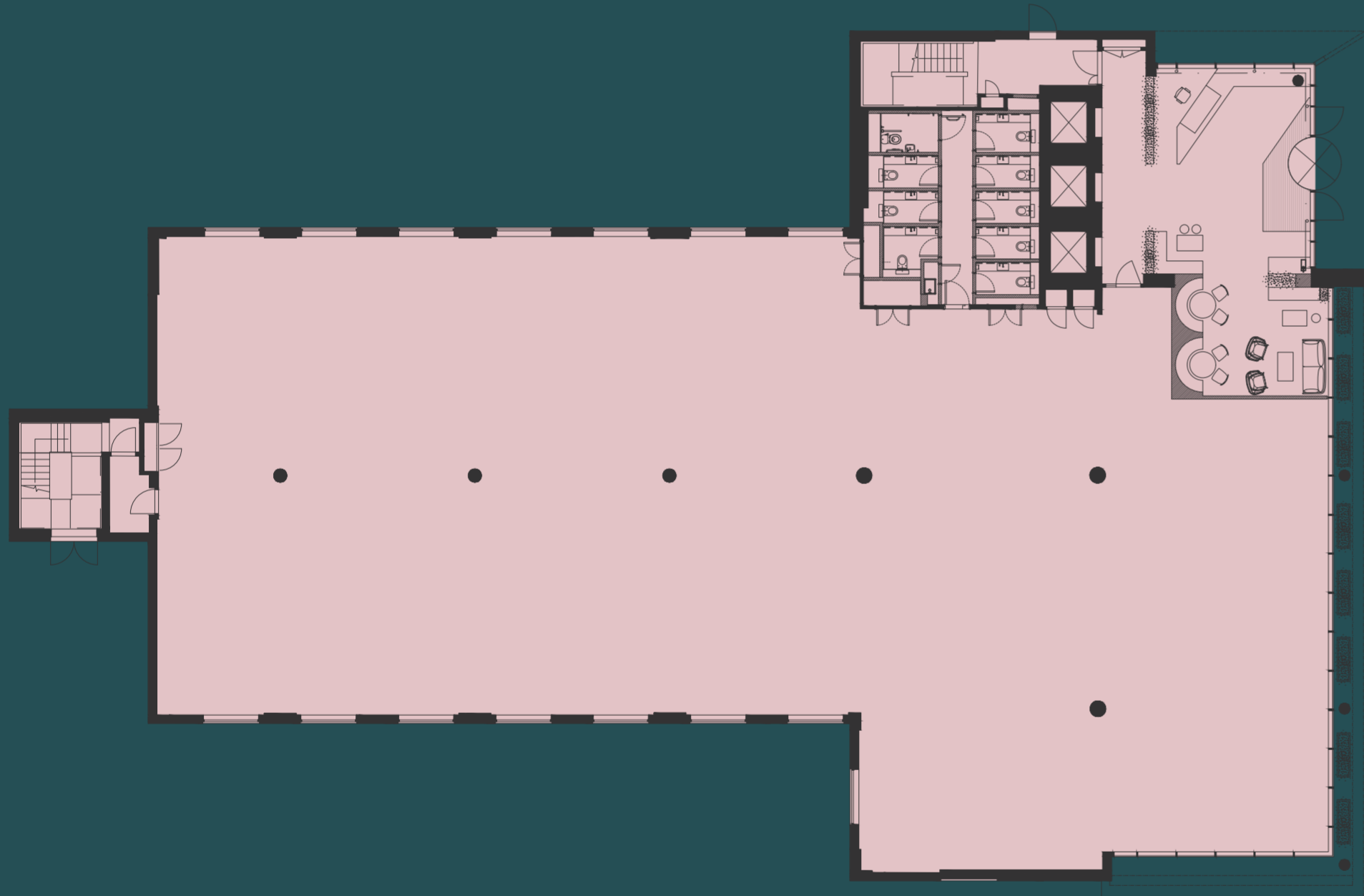


41 Clarendon Road

Level	sq ft	m ²
Ground Floor	9,445	878
First Floor	10,794	1,003
Second Floor	10,659	990
Third Floor	10,854	1,008
Fourth Floor	9,158	851
Total	50,911	4,730

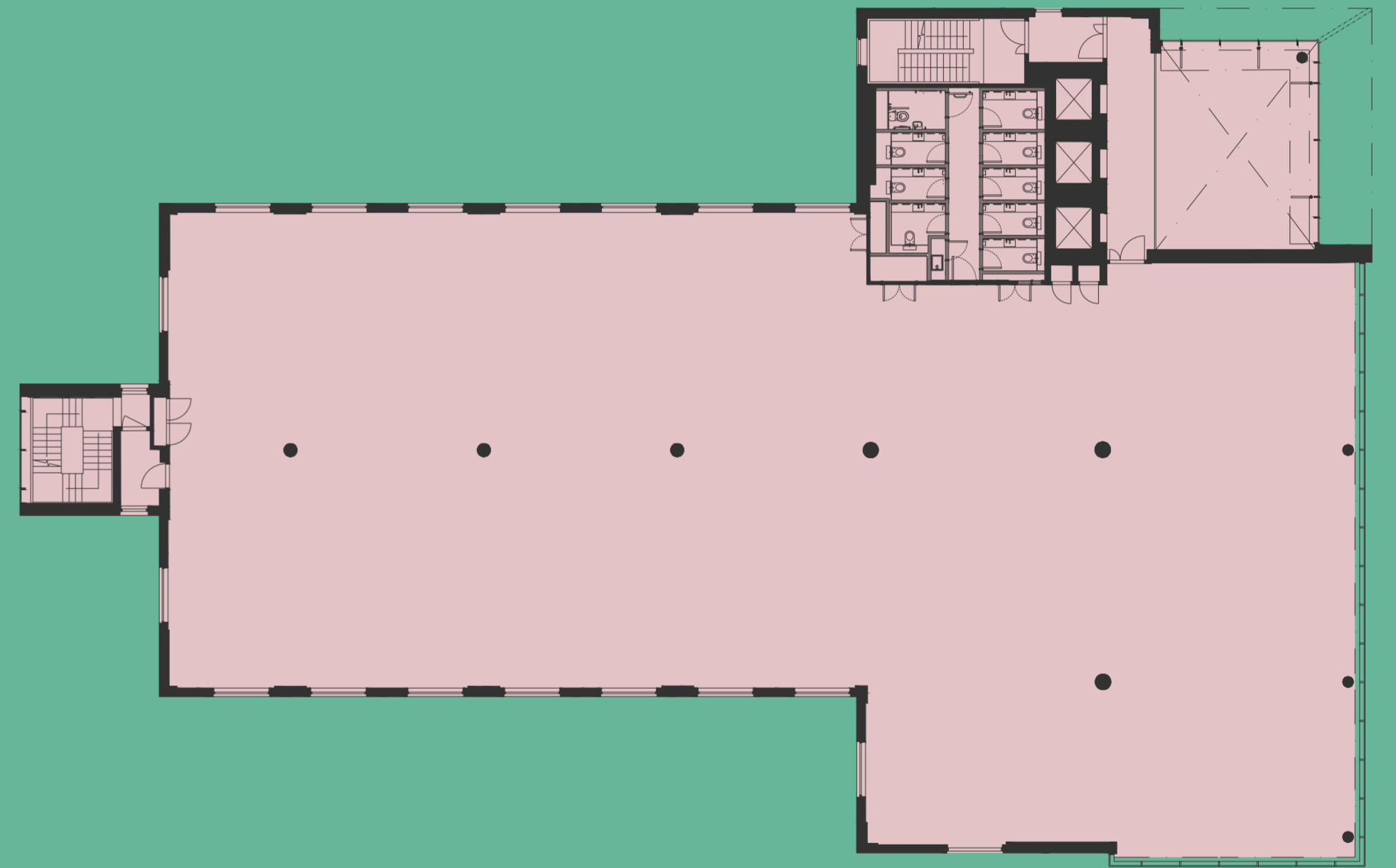
Ground floor

9,445 sq ft / 877.5 m²



Typical floor

10,794 sq ft / 1,002.8 m²



Mix business with pleasure

Watford will surprise you

- Situated 20 miles to north west of central London and within the M25 motorway
- Easy access to central London with frequent trains to London Euston from Watford Junction
- Within the catchment area of TfL meaning an Oyster card can be used to commute, making travel around Greater London more affordable and convenient
- A destination renowned for shopping at Atria Watford with the likes of Jack Wills, Apple, Zara and many more internationally renowned retailers
- A great place to grab a drink and a bite to eat with the likes of The Florist, Watford Market, Puttshack and other independent food & beverage offerings
- Home to Warner Bros. Studio Tour - The Making of Harry Potter
- Enjoy the ultimate five star retreat at The Grove Hotel, with an award winning spa, championship golf course and mouth-watering restaurants
- Vast open green spaces at Cassiobury Park
- £12.5m refreshment of the Town Hall and Colosseum to create a new Town Hall Quarter
- Clarendon Road completed a major transformation in December 2021 which improved the general look of the road and created a more pedestrian-friendly environment

Noteworthy neighbours



41 CLARENDON ROAD

16
minute train to London Euston

10
minute drive to M1 Junction 5

20
minute drive to Luton Airport



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