

CAPSULE



CLARENDON ROAD • WATFORD
3,184 sq ft Available



HYDE

Capsule offices are high quality spaces located within strategically placed buildings, owned and developed by an experienced and trusted Landlord.

Capsule@Hyde is at the forefront of contemporary design. The ground floor suite will be fully fitted to offer a professional and private 'work-ready' office environment to suit all types of business.

Why CAPSULE @ HYDE

The suite provides quick and easy occupation at HYDE, with immediate data connectivity available and minimal capital expenditure on fit-out required by incoming tenants.

Sustainability is top of the agenda. With the building already boasting high ESG credentials, Capsule takes it further with the furniture made from recycled materials and the overall carbon footprint significantly reduced.



CAPSULE Managed

Our professional Managed Services package is available as an optional extra to Legal & General customers who wish to outsource the hassle of running their own office. The core offer includes a range of operational and technical services, fibre connectivity and health and safety initiatives, with the opportunity to bolt on bespoke services where available.

Fully fitted and work ready

Option for additional bespoke services

Technical maintenance

Cleaning services and waste management

Daily operational management

WIFI and fibre connection provided

Wellbeing features including sensory networks monitoring internal air quality

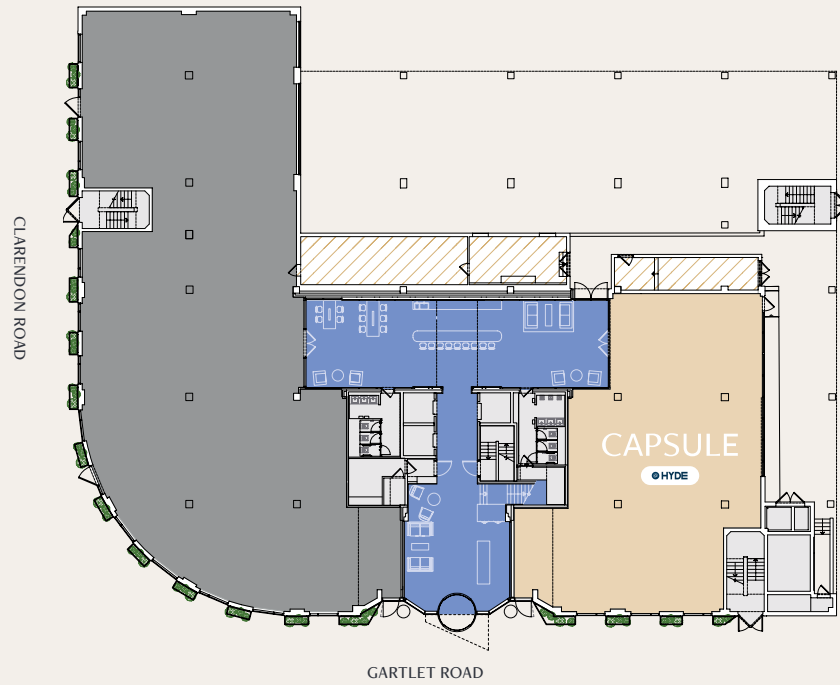
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295.8 sq m
3,184 sq ft

Virtual Tour

Key

- Reception & Communal break out area
- Capsule
- Core
- Plant



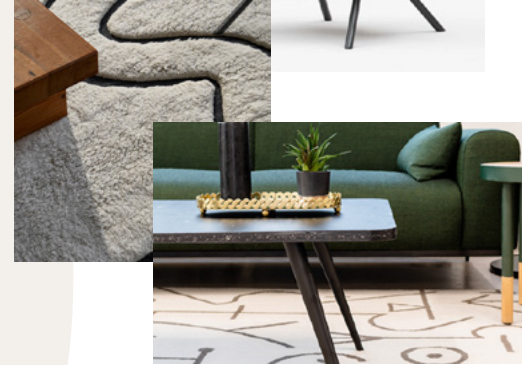
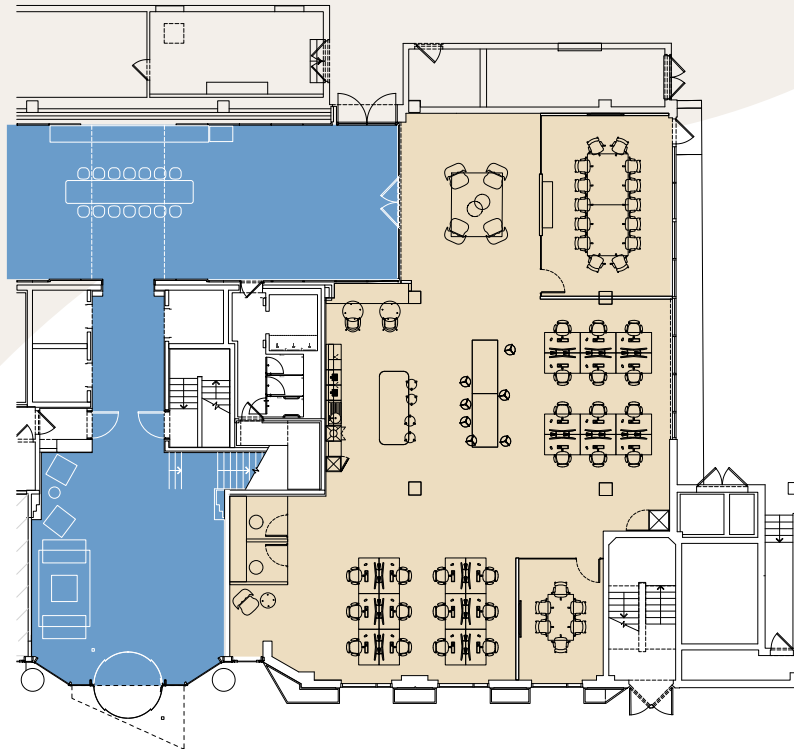
Space Plan

- Desks: 24
- Hot Desks: 12
- Meeting Rooms: 2
- Zoom Booths: 2
- Breakout Area: 1
- Kitchenette: 1

Alternative layout available to add 6 desks.



Not to scale.
Indicative only.



Breakout

Contemporary styling to make you feel right at home.

Kitchenette



Meeting Room



Finishes indicative only.
Subject to change.



Capsule tenants will also benefit from access to the communal areas at Hyde. On arrival you will be greeted by Hyde's brand new end-of-journey facilities. The atrium has been completely transformed into a breakout space complete with coffee point. All capped off by Hyde's brand new, south-facing communal roof terrace, featuring pergolas, seating and planting.





Reception

Newly refurbished featuring an extended waiting area



Atrium

New breakout space & coffee point



Concierge

Reception service



Terrace

Communal roof terrace

AN ENVIRONMENT DESIGNED TO NURTURE YOUR BEST WORK



Exposed Services



New cycle and changing facilities

Storage for 72 bikes, showers, changing room & WC's



Parking Spaces

11 allocated spaces

Full Building Specification

1.0 Building performance

Occupational density 1 person per 8 sqm

Floor to ceiling services 2.725 m

Raised floor depth 150 mm (Gross)

Planning Grid 750mm x 750mm

Exposed services

Air-Conditioning – Four pipe fan coil system

Fresh Air Cat A office 10L/S/Person (@1:8 sqm)

Office lighting levels 300-500 Lux

Office area small power 25w/m²

Three x 10 person passenger lifts

2.0 Amenities

Central Atrium

Male, Female and disabled WC's on each floor

9 showers (4 male, 4 female, 1 disabled)

Changing facilities inc 72 lockers

72 secure cycle spaces

284 car parking spaces (1:274 sq ft)

6 electric car charging points

2 private terraces (3rd & 4th floors)

Roof top communal terrace

Concierge reception service

3.0 Sustainability

SKA Gold rated

EPC rating B

Extensive cycle and shower facilities

Greening of building façade and roof

Energy efficient lighting

Low flush WC's, water efficient taps and showers

Strong use of materials with environmental product declarations, EU Eco labels and recycled content

AirScore Platinum

Wiredscore Gold

Retail Therapy
Find all your favourites at Atria Watford



Park Life
Take a stroll around Cassiobury Park



Stay Active
Fit in the lunchtime HIIT

SITUATED IN THE HEART OF AN EVOLVING TOWN



Indulge and Entertain
The Grove Golf and Spa hotel

A taste of Hollywood
Home to the Warner Bros. Harry Potter Studios



Premier Sporting Entertainment
High Quality football at Vicarage Road Stadium



Atria Shopping Centre

3 minutes walking



Watford Junction

6 minutes walking



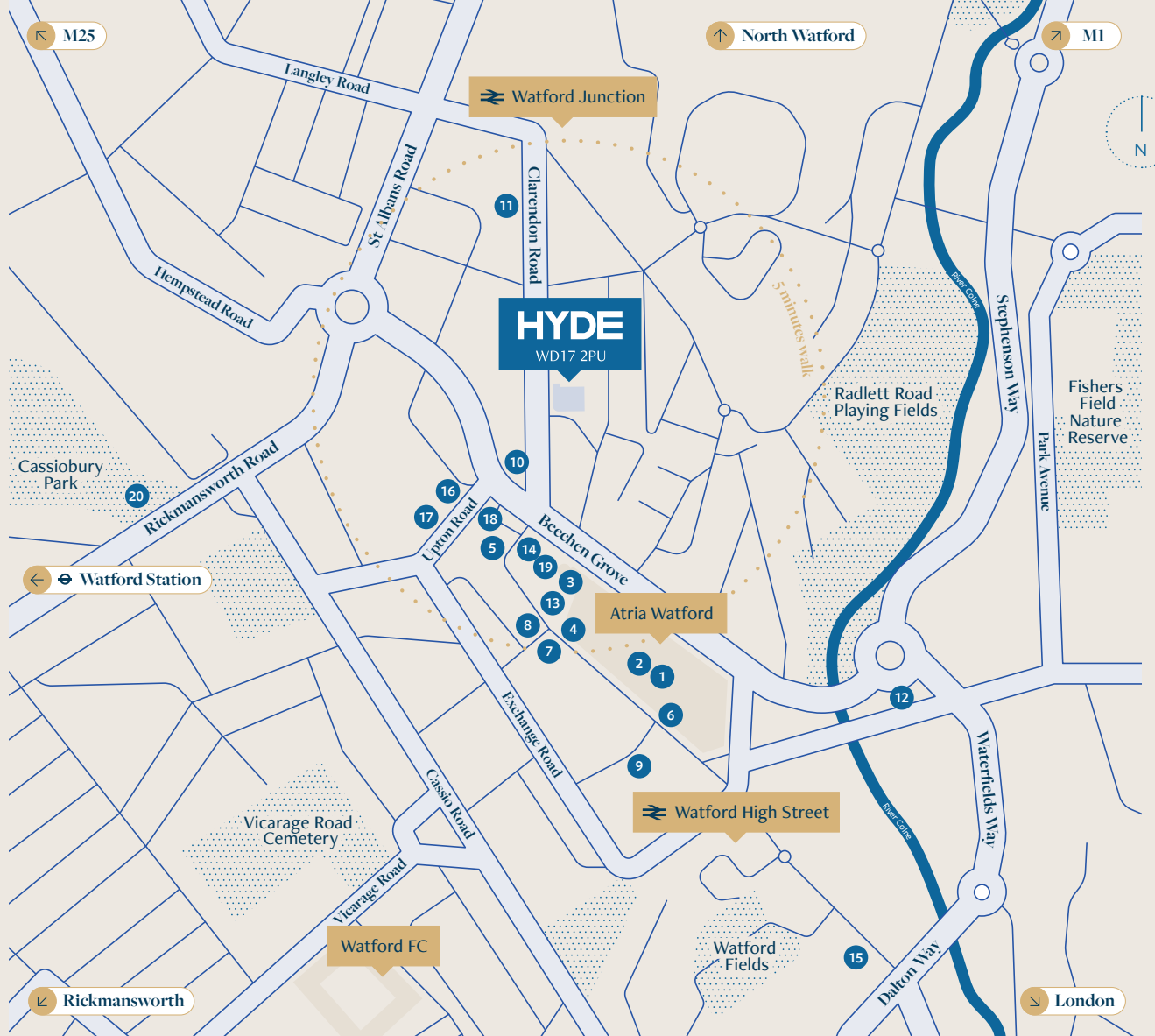
Cassiobury Park

15 minutes walking



Watford Station

25 minutes walking



Amenities

Retail

Atria Watford Shopping Centre	1
Marks & Spencer	2
Next	3
The Florist	4
Pret	5
Caffé Nero	6
Côte Brasserie	7
Las Iguanas	8
Wagamama	9

Hotels

Jury's Inn	10
Holiday Inn	11
Premier Inn	12

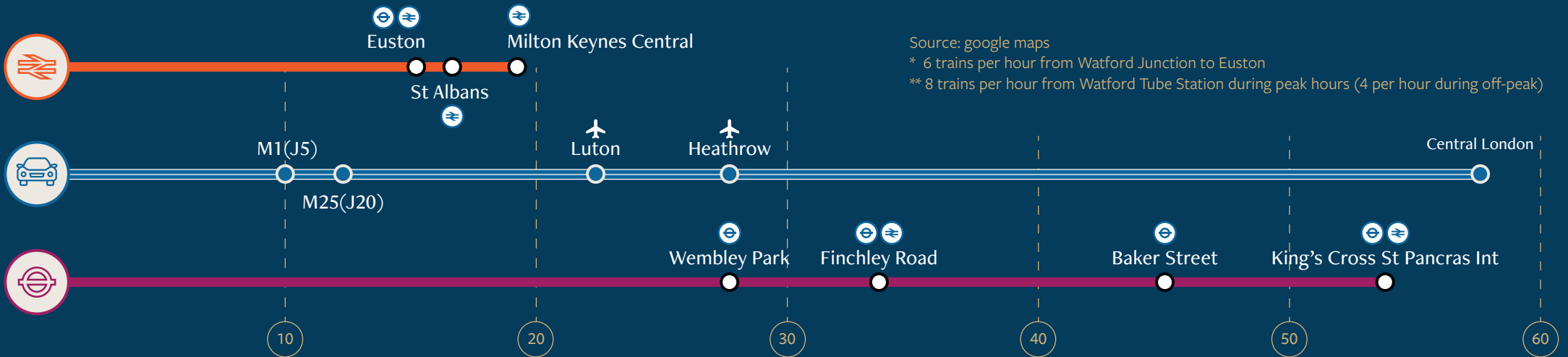
Entertainment

Cineworld Cinema	13
Watford Palace Theatre	14
Pump House Theatre and Arts Centre	15
Watford Colosseum	16

Wellness

Fitness4Less	17
NRG Gym	18
YMCA Gym	19
Cassiobury Park	20

National Rail
from Watford Junction*



Source: google maps

* 6 trains per hour from Watford Junction to Euston

** 8 trains per hour from Watford Tube Station during peak hours (4 per hour during off-peak)

Current Tenants

mindray™

2nd Floor

enra
Specialist Finance

2nd & 3rd Floor

M MEDIVET

1st Floor

McGINLEY

Ground Floor

THE WORKSPACE YOU'VE BEEN SEEKING

**Legal &
General**

Developer

suttonca

Architect

Contact:



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AirScore Platinum



Wiredscore Gold

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WELCOM

YOU

WELCOME

HYDE-WATFORD.COM