

53 CLARENDON ROAD

WATFORD

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A WORKPLACE
LESS ORDINARY

Feel invigorated and inspired by the building and its urban environment



I SECTION 1.0

EXECUTIVE SUMMARY

A major new development is underway to create a 104,302 sq ft* contemporary office building in the heart of Watford.

£3 Clarendon Road:

- Only 18 minutes from Central London by train.
- 104,302 sq ft* over ground and 9 upper floors
- Open plan unbroken floor plates
- An impressive arrival experience into a large 3,875 sq ft* reception space providing co-working and Cafe breakout areas
- 166 parking spaces at ground and basement level
- 4 stylish roof terraces
- EPC A rating target
- BREEAM Excellent target
- A contemporary redevelopment with contemporary finishes with full height curtain walling
- Available for tenant fit out / occupation May 2021
- Competitive pricing/lease terms for a Grade A town centre office building



* - All areas are approximate and in conjunction with original drawings submitted with planning application 18/00935/FULM, subject to change planning formal approval.

Subject to detail design, building regulation approval, planning permission and all statutory permissions.



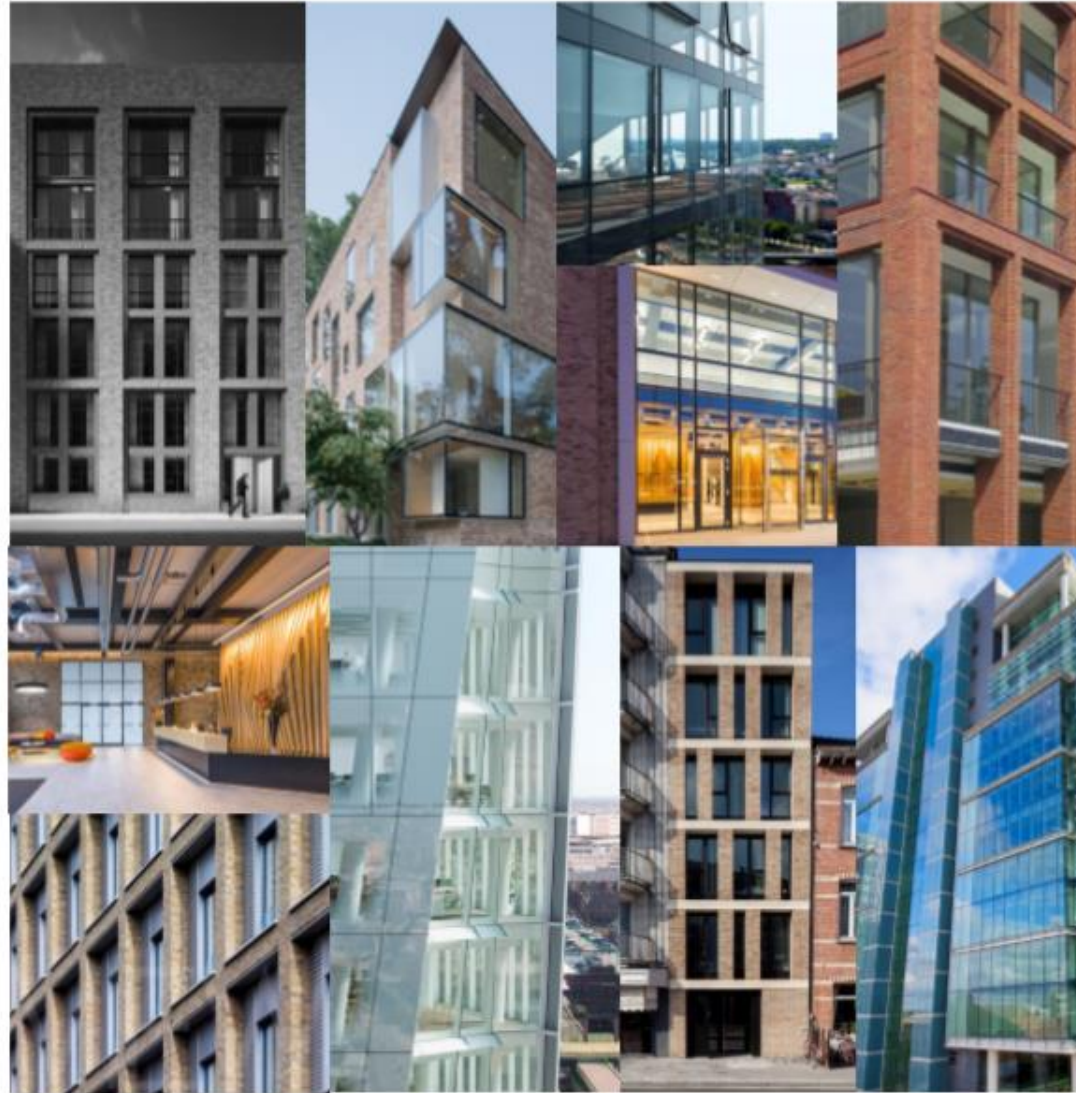


I SECTION 2.0

53 CLARENDON ROAD

The driving concept behind 53 Clarendon Road is to create an stimulating contemporary workplace in Watford, a thriving commercial centre only a 18 minute train journey from London Euston.

The building will offer the opportunity for a future occupier to establish their own brand and atmosphere for staff to thrive in and for clients to feel welcomed.



**CONTEMPORARY
OFFICE DESIGN**



FLEXIBLE AND CREATIVE
WORKING ENVIRONMENT

An inspiring working environment helping the modern occupier to attract and simulate their most important assets - their staff and clients

* - Indicative image for illustration purposes only

SPECIFICATION



OVERVIEW

- 53 Clarendon Road is an all new office development designed in harmony with the BCO requirements to achieve a BREEAM Excellent rating.
- Occupancy density 1.8m²
- Floor to ceiling glazing throughout providing superb natural light
- Double height reception lobby area

LANDSCAPING

- Newly landscaped street frontage
- Large communal terraces with timber pavilions
- DDA compliant access
- Fibre cement trough planters with wide variety of plant species
- Low maintenance composite timber decking
- New trees along Clarendon Road frontage

MECHANICAL SERVICES

- Efficient VRF heating and cooling system via air source heat pump
- Mechanical ventilation 12.5/person @ 1/10m³ via a central AHU with heat recovery.
- Building Energy Management Systems (BEMS) with remote 24hr access

PARKING SPACES AND ACCESS

- 166 on-site car parking spaces
- 120 secure cycle spaces

ELECTRIC SERVICES

- Power is provided by a new dedicated 1000v three phase supply
- A 400v 3 phase sub metered supply is provided to each half floor
- LG7 compliant LED lighting (400 - 450 Lux target) will be provided throughout
- PIR with daylight sensors ensure optimal energy usage
- Central Building Management Systems (BMS) with remote 24hr access

LIFTS

- 5 x 1600kg 21 person lifts with Hall Call Destination. (incl. 1 fire fighting lift)
- Minimum 2.0 m/s

WCS AND SHOWERS

- Male and female WCs on each floor
- Unisex disabled WC on each floor
- 14 Showers and locker room

FLOORS AND CEILINGS

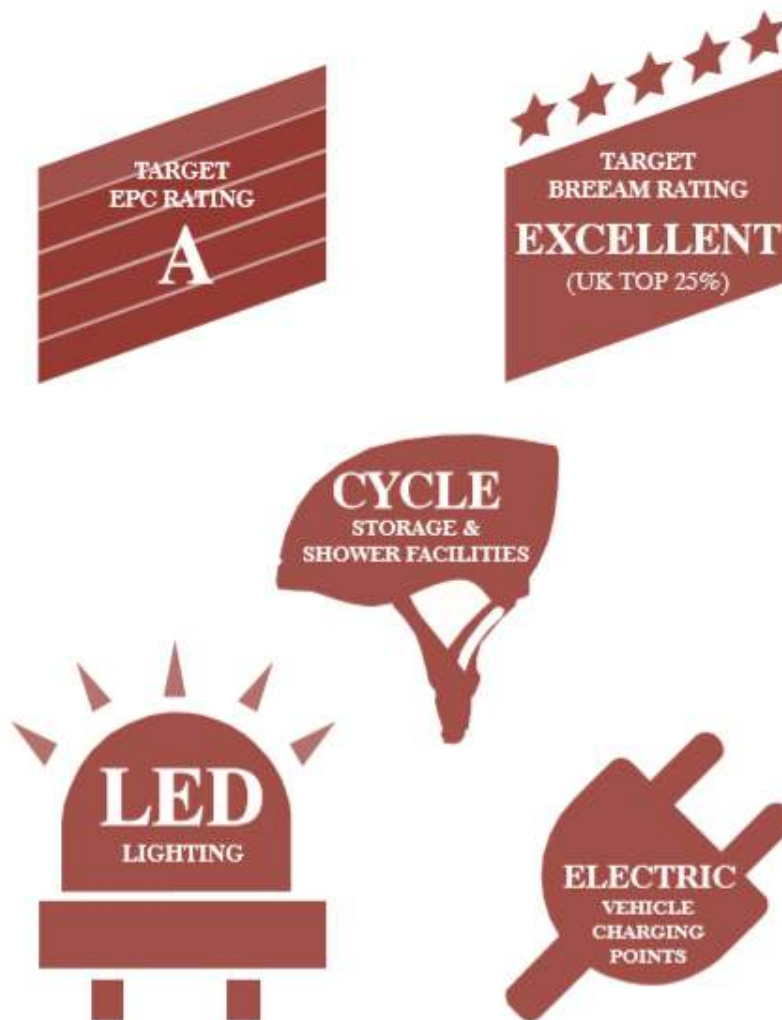
- Fully accessible raised floor set 150mm from top of the structural slab
- Average 2925mm floor to ceiling height for floors 0 to 9.

ENERGY PERFORMANCE

An all new development designed to achieve a BREEAM Excellent rating. In a prime location with excellent sustainable and public transport links.

The scheme benefits from;

- Secure cycle storage, wash and changing facilities.
- Target EPC rating A
- Building to achieve a minimum air permeability of 5m3/m2/hr
- LED lighting in all communal areas with PIR control
- Dimmable luminaire controls
- High efficiency gas condensing boilers
- High efficiency Low heat loss glazing with UV rejection throughout
- BMS system with remote access
- All floors to have power and lighting sub-metered
- 5 x 1600kg 21 person Hall Call destination lifts
- Several electric vehicle charging points



An architectural rendering of a modern building's exterior. The building features large glass windows and brick columns. The rendering shows a large open reception area and a flexible combined floor space. The text overlay provides details about the space and includes a disclaimer.

A large open reception area and flexible combined floor space of 104,302* sq ft with feature floor to ceiling glazing

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All areas a rough estimate and in conjunction with original drawings submitted with planning application 18/00935/11/01, subject to change planning formal

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YOU HAVE ARRIVED



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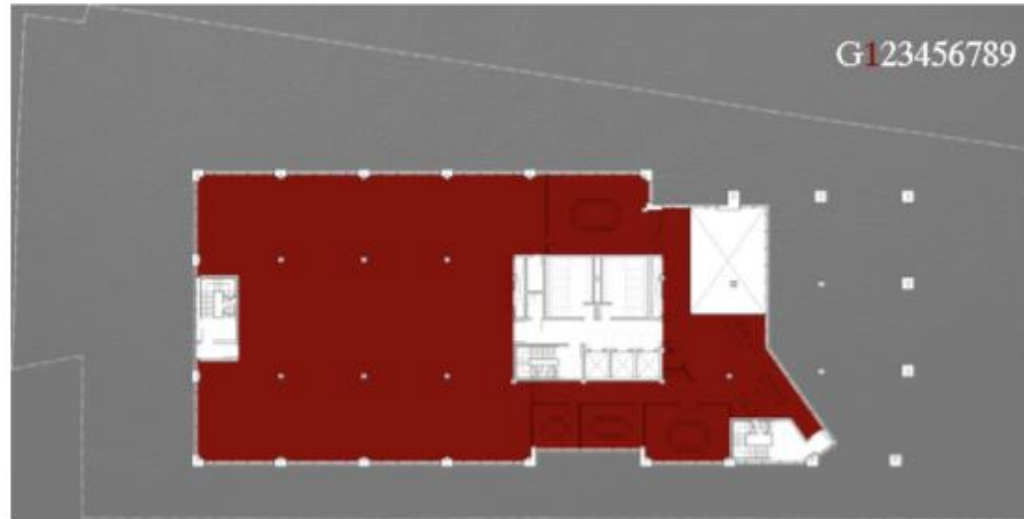


FLOOR BY FLOOR ACCOMMODATION

Floor	Net internal area sq m	sq ft
9	382	4,112
8	382	4,112
7	1,096	11,797
6	1,091	11,743
5	1,375	14,800
4	1,366	14,703
3	1,366	14,703
2	1,100	11,840
1	1,035	11,141
G	360	3,875
TOTAL	9,690	104,302

166

PARKING SPACES
SECURE BASEMENT & COVERED
CAR PARKING



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120 CYCLE
SPACES



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14

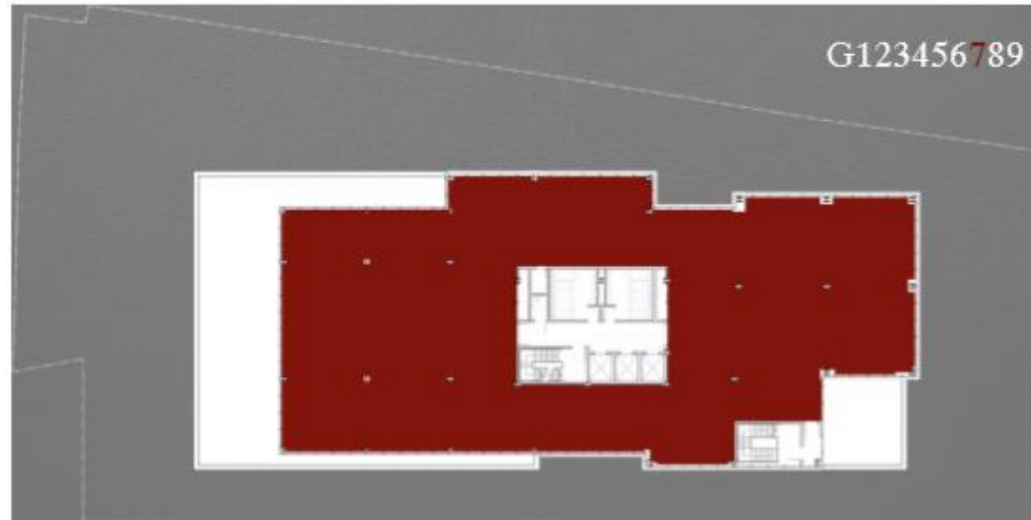
SHOWERS
AND LOCKER
ROOM



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4 ROOF
TERRACES



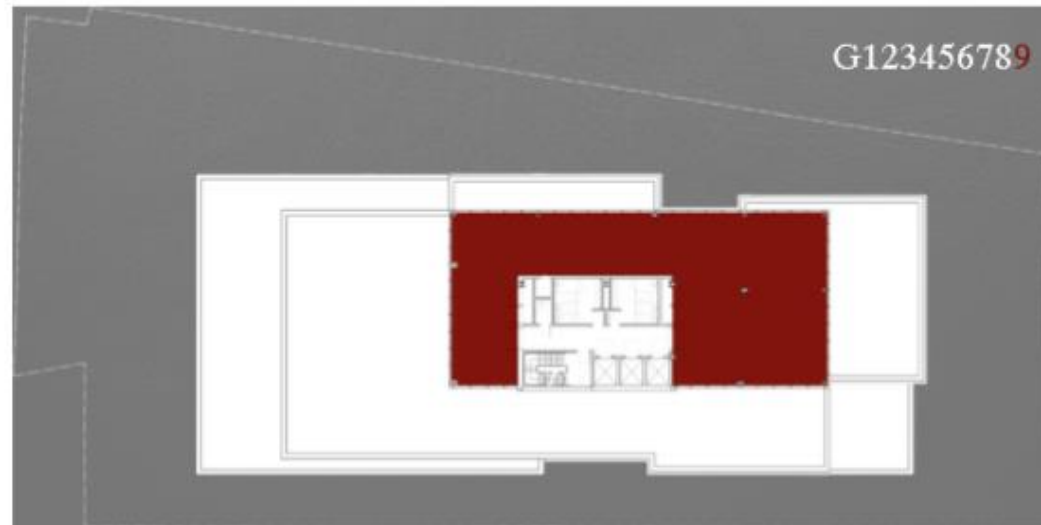
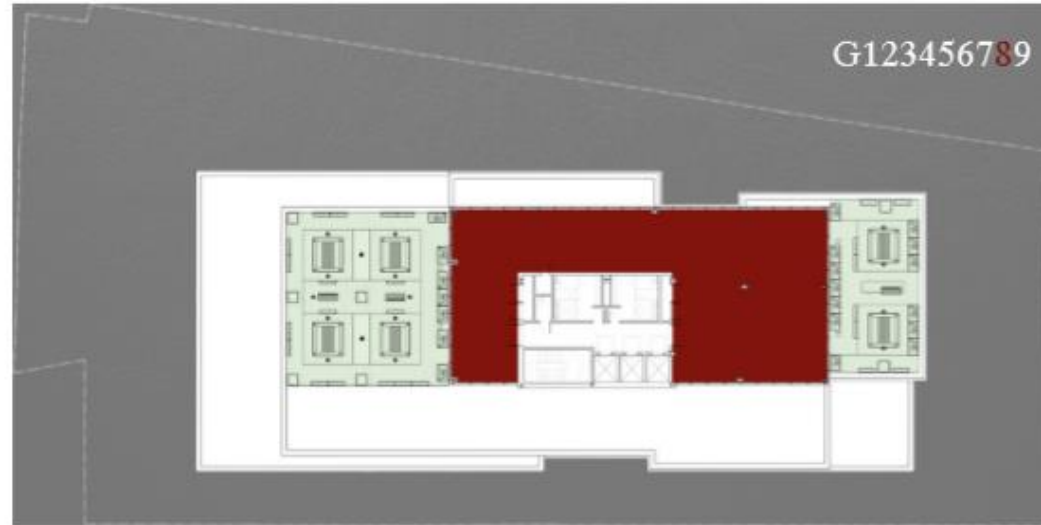
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1:8 OCCUPANCY
DENSITY PER
SQ M



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A roof terrace with wi-fi, outdoor furniture, and space for your weekly exercise class



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| NIGHT-TIME
ECONOMY



WATFORD vs LONDON STATISTICS

REDUCED OPERATIONAL COSTS IN WATFORD

A relocation to Watford will dramatically reduce your property outgoings. Total occupancy costs in Watford are 70% lower compared to the West End core, and yet Watford is only 18 minutes by train using the express service from the capital.

Furthermore, when occupied at the current designed ratio of 1:8 sqm occupational density, 53 Clarendon Road is more cost effective than other existing office space in the town designed at 1:10 sqm.

53 Clarendon Road provides Grade A office accommodation at half the cost.



AVERAGE PROPERTY VALUES



OCCUPIER COST PER SQ FT



COST PER DESK



* All figures are not to scale and for illustration purposes only



| SECTION 3.0

COMING SOON

WATFORD'S PREMIER
OFFICE BUILDING



53 CLARENDON ROAD

COMPLETION Q1 2021

SECTION 3.0

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SevenCapital

SevenCapital is a leading UK Property Investment Company. Combining deep expertise with an unrivalled track record, the business has grown to become one of the most forward thinking, progressive and reputable property investment and development companies in the UK. Specialising in both the commercial and residential development sectors SevenCapital own and manage our developments from end to end, ensuring high standards and world class quality at every stage.

Established in 2009, SevenCapital has gone from strength to strength and now operates across the residential, commercial and hospitality sectors, constantly developing an exciting portfolio that spans over 4,500 residential units, 5.0 million square feet of space and employs over 130 dedicated property and construction professionals.



CONCLUSIONS

- The latest technology and design has combined to provide 104,302 sqft* of prime office space in one of the best urban business locations in the South East
- Situated at the heart of Clarendon Road, recognised as the main established business district for the area
- Major international brands based here in Watford include Hilton International, ASOS, Ralph Lauren, KPMG and TK Maxx who are building their new European HQ in Clarendon Road.
- M25 is only 5 miles away providing quick access to the national road network
- Communications are excellent with Watford Junction rail station only a 4 minute walk with up to 9 trains an hour to London and only 15 minutes by express service.
- The Town Centre shopping facilities, cafes and car parks are only 5 minutes in the other direction where the new Intu shopping mall provides major brands and events.
- Seven Capital have a proven reputation for delivering high quality business space and would look to work in partnership at this early stage in the development of 53 Clarendon Road to ensure that it matches your specific requirements.
- The offices have been designed so as to be future proofed and accommodate the latest work styles, with collaboration areas, roof terraces and an overall environment that encourages attraction and retention of talent.



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