

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.

## 53 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.