



# HYDE

CLARENDON ROAD • WATFORD

WD17 2PU

HYDE presents flexible floor plates offering from 3,184 sq ft up to 26,393 sq. ft of available space, with unrivalled parking at a ratio of 1:274 sq ft, homely breakout spaces and a communal roof top terrace.





Home to major national and multi-national companies, Clarendon Road plays host to a spread of bluechip occupiers, who take advantage of Watford's exceptional accessibility to London and the rest of the UK, via national rail and the motorway networks.



The project was a real opportunity to domesticate a commercial premises. We focused on creating a series of spaces that feel comfortable and homely, and touches of domestic design feature throughout the building - from the intricate Victorian tiling to rustic Hardwick limestone floors ”

Chris Sutton, suttonca



1

- 1. Reception
- 2. Toilets
- 3. Shower and changing facilities
- 4. Communal roof top terrace



3

The atrium has been completely transformed into a breakout space complete with coffee point. The office space features an increased floor to ceiling height and exposed, hung services. A brand new south-facing communal roof terrace caps off the transformation of this building, featuring pergolas, seating and planting.



2



4

A wide-angle, low-angle shot of a large, empty, modern office space. The floor is highly reflective, showing clear reflections of the ceiling lights and structural elements. The ceiling is white and features exposed services, including ductwork, pipes, and linear lighting fixtures. The space is supported by several white, square columns. In the background, there are glass-walled offices and a central entrance with a glass door. The overall atmosphere is clean, bright, and industrial.

# LARGE FLEXIBLE FLOOR PLATES AND EXPOSED SERVICES

**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



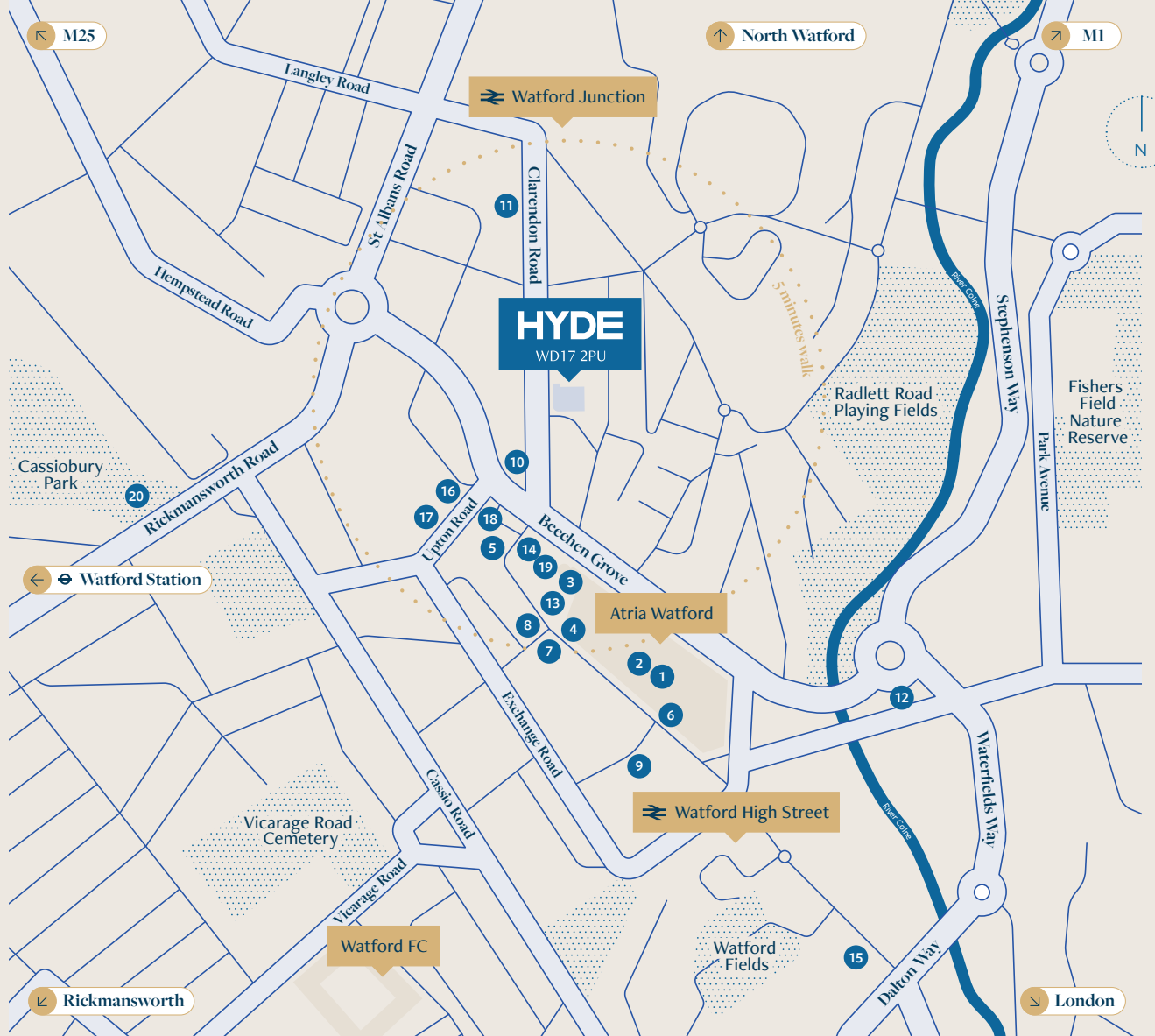
### Cassiobury Park

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

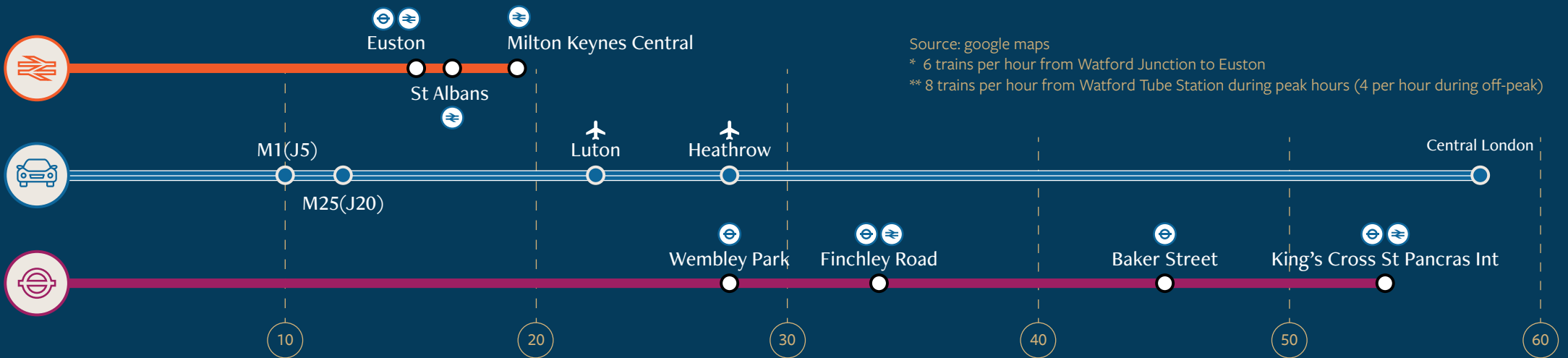
### Entertainment

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)



# AVAILABLE FLOOR PLATES

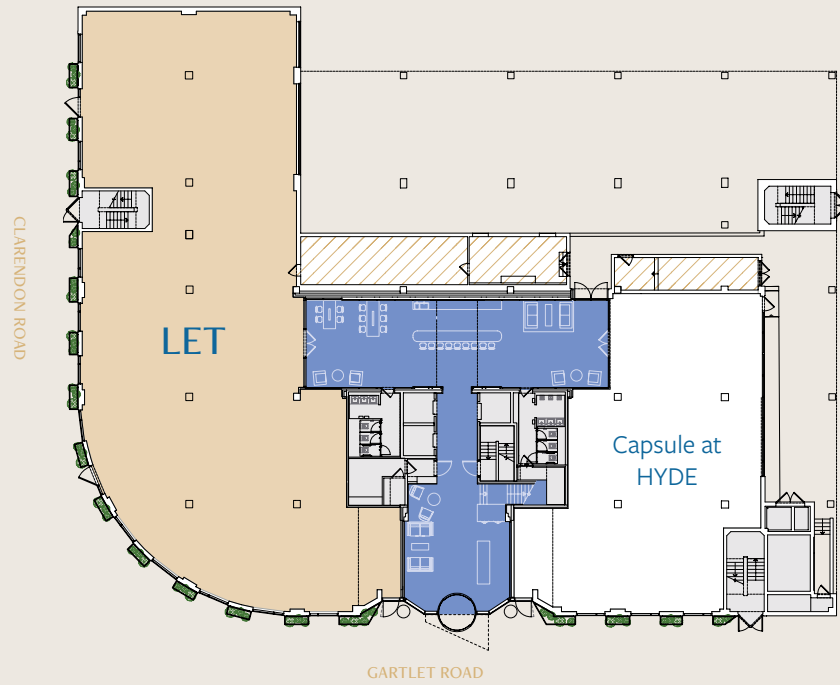
## Schedule of Areas

Level		Sq ft	Sq M
Roof Terrace		n/a	n/a
Fourth	<a href="#">Virtual Tour</a>	14,071	1,307.15
Third	<a href="#">Virtual Tour</a>	LET	LET
Second	<a href="#">Virtual Tour</a>	9,138	904.69
First	<a href="#">Virtual Tour</a>	LET	LET
Ground	<a href="#">Virtual Tour</a>	3,184	295.80
<b>Total (IPMS3 Approx.)</b>		<b>26,393</b>	<b>2,507.64</b>
Fourth Terrace		2,411	224.00
<b>Total (IPMS3 Approx.)</b>		<b>2,411</b>	<b>224.00</b>

# G

295.80 sq m  
3,184 sq ft  
Fitted Space

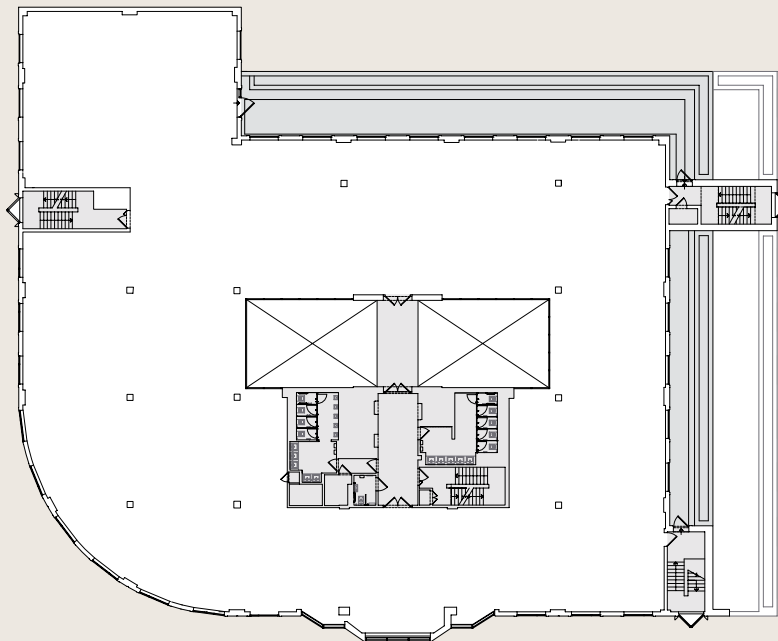
[Virtual Tour](#)



# 4th

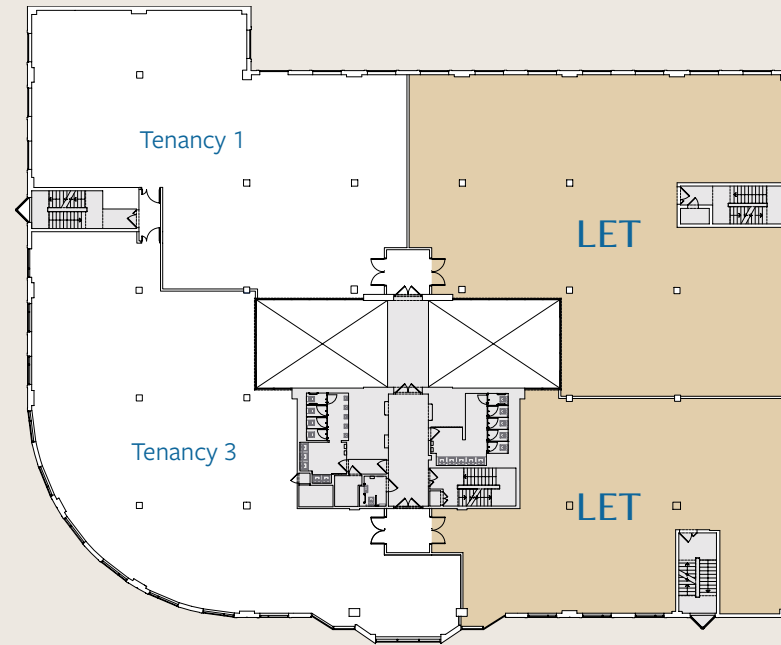
1,307.15 sq m  
14,071 sq ft

[Virtual Tour](#)



### Key

- Reception & break out area ●
- Available Office ○
- Core ○
- Plant ○
- Let ○



Not to scale.  
Indicative layout only.

# 2nd

Option 1

Tenancy 1  
391 sq m  
4,209 sq ft

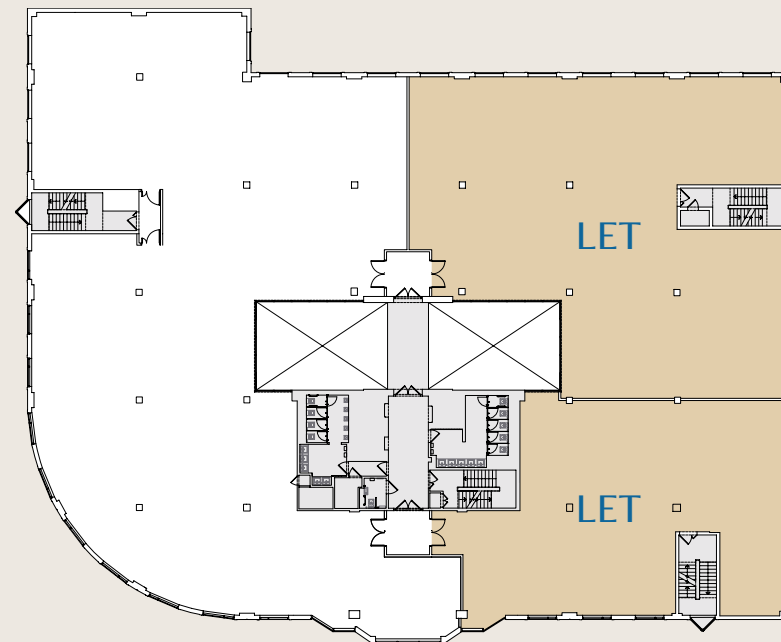
Tenancy 3  
905 sq m  
4,929 sq ft

[Virtual Tour](#)

# 2nd

Option 2  
849 sq m  
9,138 sq ft

[Virtual Tour](#)



Not to scale.  
Indicative only.



## Full 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/m<sup>2</sup>

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



#### 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



#### Floor-to-ceiling 2.725m



#### Parking Spaces 284 spaces (1:274 sq ft)

Current Tenants

**mindray™**

2<sup>nd</sup> Floor

**enra**  
Specialist Finance

2<sup>nd</sup> & 3<sup>rd</sup> Floor

**M MEDIVET**

1<sup>st</sup> 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

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