

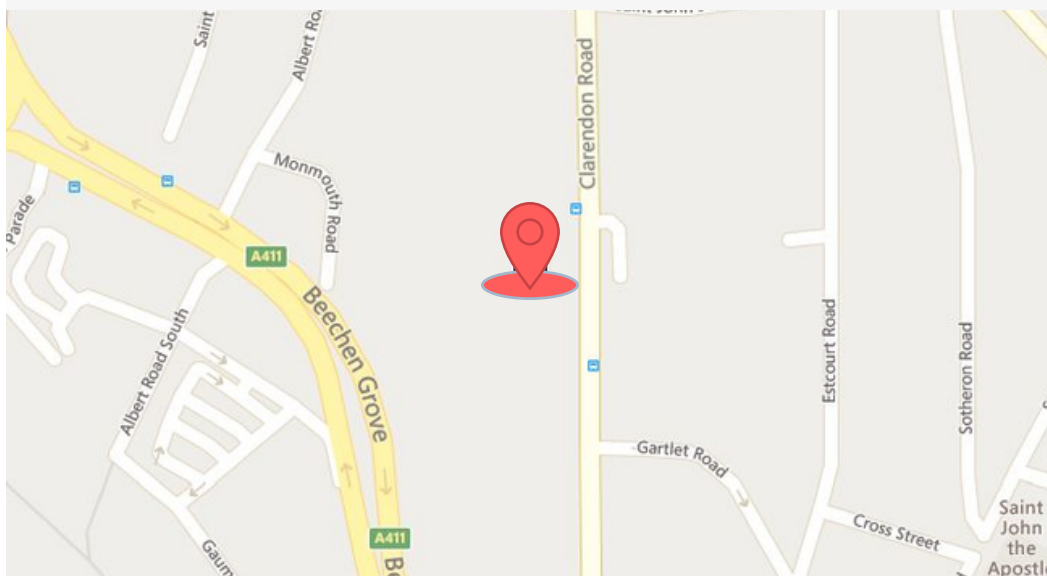
47 Clarendon Road |
Watford |
WD17 1HP |

High Quality Refurbished and Extended Office
To Let | 1,528 - 38,304 Sq.ft



Key features

- Grade "A" refurbished & extended office space
- Sustainable core features and quality integrated services
- Common amenity space including roof terrace on first and fifth roof levels
- Attractive enhanced facade and improved entrance
- Target EPC "A" and BREEAM excellent
- 52 cycle spaces and showers
- 68 car spaces



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Description

A prominent town centre office building undergoing a full high quality refurbishment with a two storey extension and enhanced facade. The property has 68 car parking spaces at ground and basement levels, with 52 cycle storage bays.

Location

The property is located approximately 500 metres from Watford Junction station which offers a fast and frequent service to London Euston (quickest journey time 15 minutes) with additional connections northwards to Milton Keynes and Birmingham New Street.

The Town Centre of Watford offers a wide variety of retail and eating options within the Atria Shopping Centre and High Street.

Road communications are also excellent with multiple junctions on the M1 and M25 within 3 miles.

Occupiers in close proximity include TJX Europe, KPMG, PWC, Polo Ralph Lauren and Wunderman Thompson.

Tenure

To let as a whole or in part.

Rent

Upon application.

Accommodation

Ground floor		9,038 Sq.ft		840 Sq.m
1st floor		6,843 Sq.ft		636 Sq.m
2nd floor		6,843 Sq.ft		636 Sq.m
3rd floor		7,026 Sq.ft		653 Sq.m
4th floor		7,026 Sq.ft		653 Sq.m
5th floor		1,528 Sq.ft		142 Sq.m
TOTAL	 	38,304 Sq.ft	 	3,560 Sq.m

These floor areas are approximate and have been calculated on a net internal basis to be confirmed on completion of works.

Rates

To be assessed.

EPC

On completion of the comprehensive refurbishment works the property has a targeted EPC rating of A and an expected BREEAM of Excellent.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

The property is elected for VAT.

Terms

A new lease is available on terms to be agreed.

For viewings contact

Peter Brown
07740 170458
peter.brown@brasierfreeth.com

Felix Sharman
07712 431588
felix.sharman@brasierfreeth.com

