

47

CLARENDON ROAD

WATFORD WD17 1HA

# THE COOLEST NUMBER IN WATFORD

47 Clarendon Road is geared for progressive cutting edge sectors wanting to make their mark here. Everyone from creative hot shots, tech wizards and life science pioneers, can build and grow within a contemporary, design led, sustainable office environment.

Currently under-going a transformative 2 storey addition and comprehensive refurbishment.

**Scheduled for delivery Summer 2024.**



47 CLARENDON ROAD  
HAS YOU & YOUR  
BUSINESS AT ITS HEART



**38,305 SQ FT OF NEWLY  
REFURBISHED, BEST IN  
CLASS OFFICE SPACE**

**OFFICES AVAILABLE  
FROM 1,500 SQ FT**

# 47

Located prominently in Watford's prime office pitch, the striking glazed facade and landscaped approach to 47 Clarendon Road provide a fantastic sense of arrival for staff, visitors and clients.





5,910 sq ft of 'Sky Garden' Terracing over 2 floors.

# NUMBER ONE ROOF TERRACE IN WATFORD

CLARENDON ROAD

CGI image









# THE LOCATION



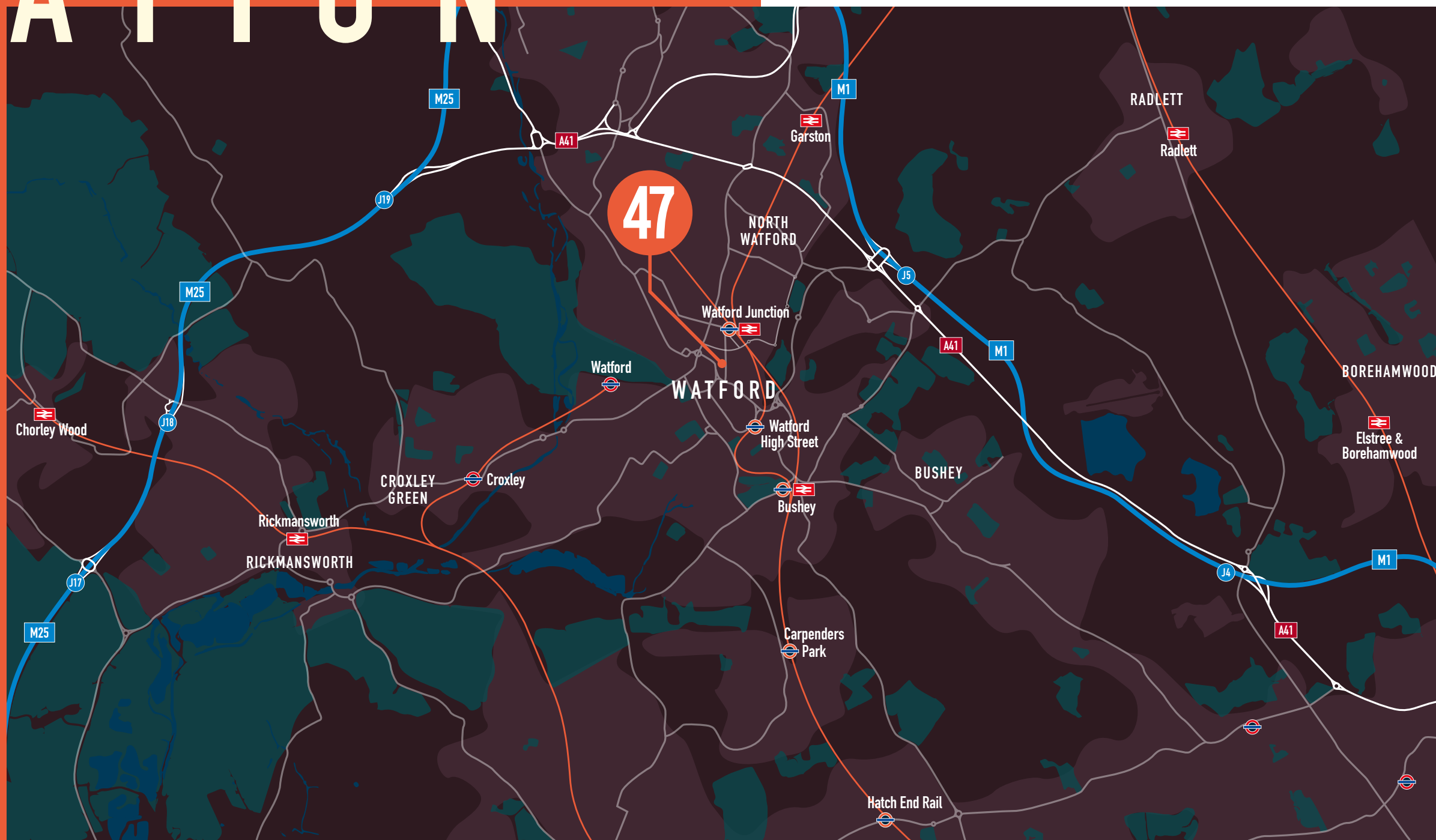
## DISTANCES

	Miles
M25 J19	3.5
M1 J5	2
Watford Station	360 yards
Central London	21
Heathrow Airport	22



## TRAIN TIMES

	Mins
London Euston	15
Milton Keynes	23
Birmingham New Street	80
BY TUBE (Metropolitan Line)	
King's Cross St Pancras	48
Liverpool Street	56



Sat Nav: WD17 1HA  
[///riches.estate.rocky](http://riches.estate.rocky)

# WATFORD

THE PLACE TO BE IS AT THE HEART OF EVERYTHING.

Clarendon Road is the principal office location in Watford, lying between Watford Junction Station and the High Street, which provides the main retail and amenity provision.

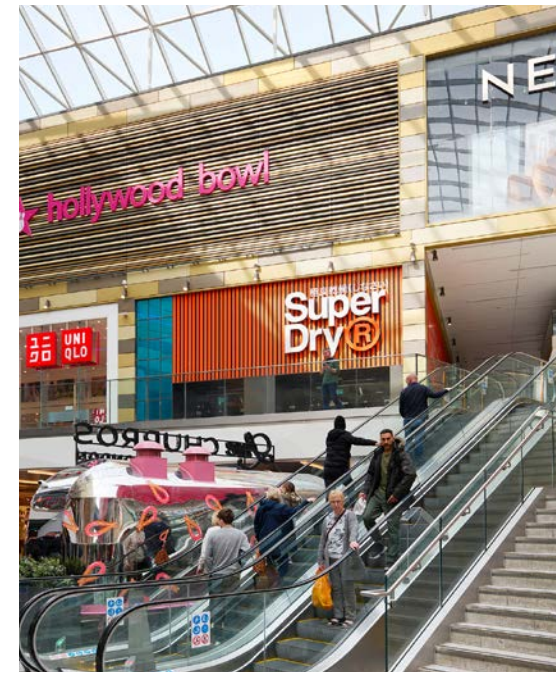
This excellent combination of accessibility and amenity has helped attract a wide range of blue chip office occupiers including the following:





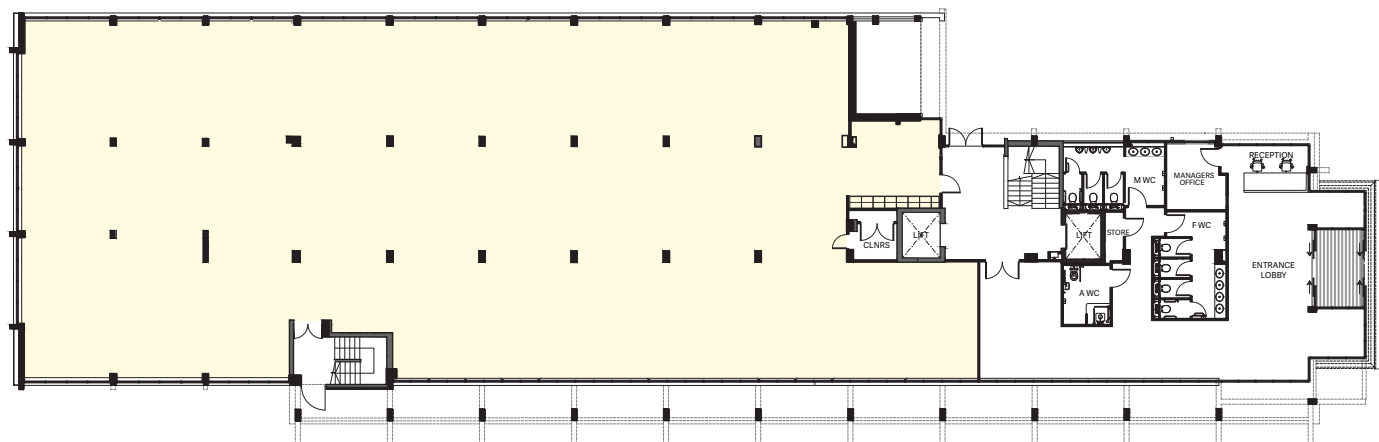
# SOME OF THE BEST NUMBERS IN WATFORD

- 2 Minutes walk to the Town Centre
- 4 Miles to three motorway junctions
- 4 Train operators for Watford Stations (London Overground, West Midlands Trains, Avanti West Coast, Metropolitan Line)
- 5 Minutes walk to Watford Junction Station
- 11 Fitness centres, Gyms and Yoga centres, within a 12 minute walk
- 15 Minutes to Euston Station
- 26 Restaurants, cafés and bars within 10 minutes walk
- 280 Acres of parkland
- 408 Cycle routes to explore

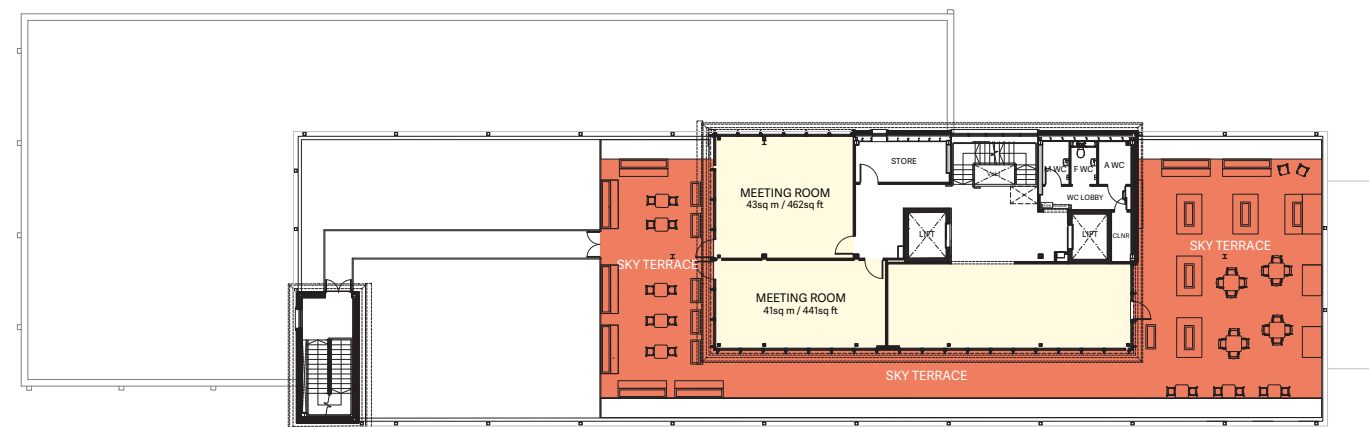




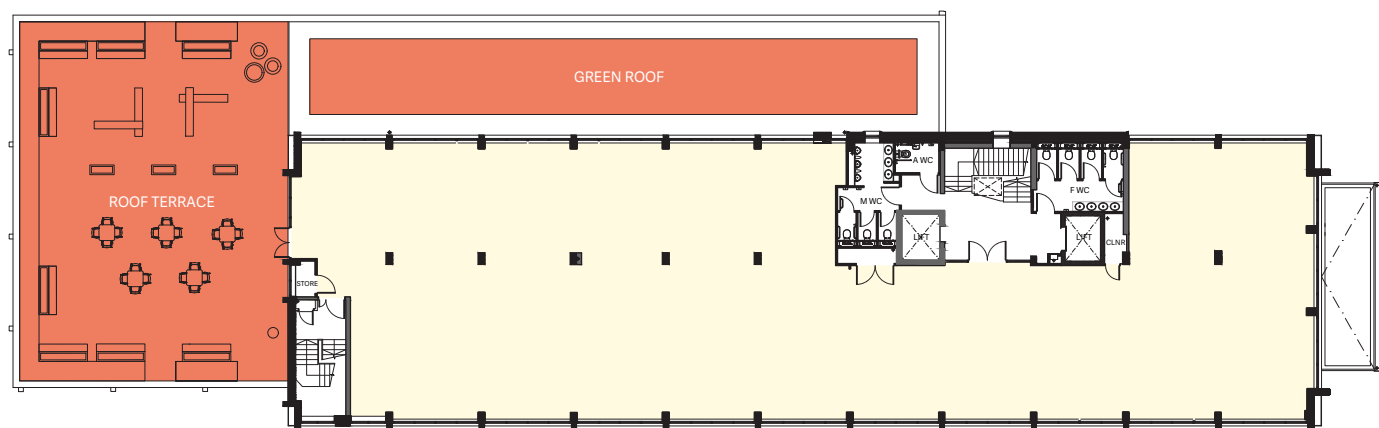
## GROUND FLOOR PLAN



## 5TH FLOOR PLAN



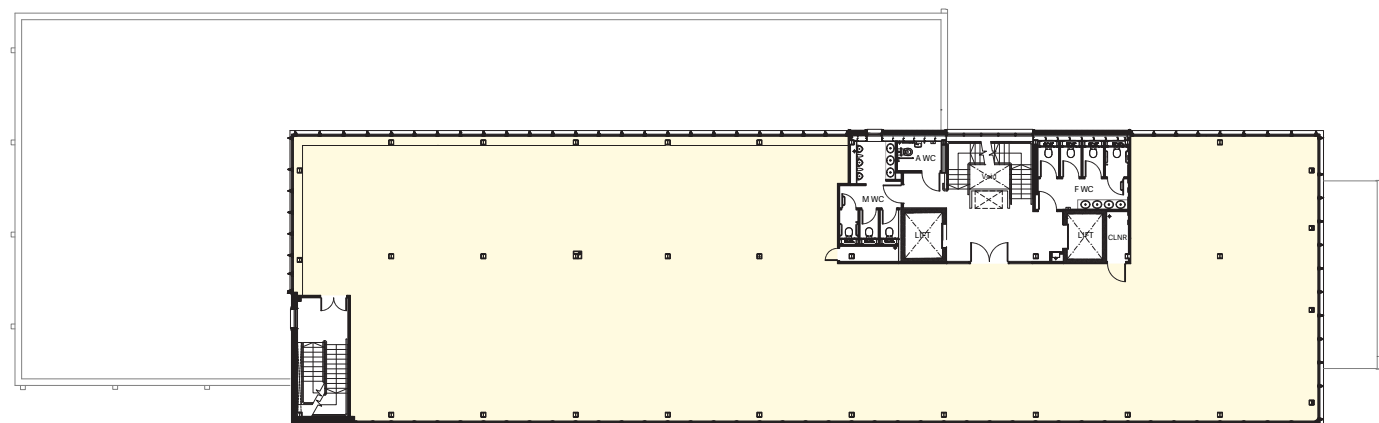
## 1ST FLOOR PLAN



## ACCOMMODATION

	SQ M	SQ FT
Ground Floor	840	9,038
Reception	110	1,184
First Floor	636	6,843
Terrace	256	2,756
Second Floor	636	6,843
Third Floor	653	7,026
Fourth Floor	653	7,026
Fifth Floor	142	1,527
Terrace	253	2,723
<b>Total (IPMS3 approx)</b>	<b>3,560</b>	<b>38,305</b>

## 2ND-4TH FLOOR PLAN





# BUILDING SPECIFICATION



EPC targeting A



BREEAM targeting Excellent



Building all electric powered



67 Car Park Spaces in total



12 Active Electric Car charging points



10 Passive Electric Car charging points



52 Cycle Spaces

## SUSTAINABILITY



Bio-diverse roof & garden terraces



Electric charging for bikes & scooters



Cycle Maintenance Stands to promote sustainable travel



All-electric air-source, heat pumps for heating & cooling



Enhanced Glazing improves thermal performance



LED lighting with movement sensors



Energy Efficient



Target Carbon Net Zero



On-site facilities that promote physical activity



'Green Corners' for restful reflection

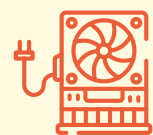
## ENERGY EFFICIENCY



Low Energy LED lighting



Energy efficient lifts



Reduced heating & cooling demand









# FIND OUT MORE



**Will Foster**  
07789 878 007  
will.foster@realestate.bnpparibas

**Rebecca Hewitt**  
07776 636 539  
rebecca.hewitt@realestate.bnpparibas

## brayfoxsmith

**Claudio Palmiero**  
07896 205 786  
claudiopalmiero@brayfoxsmith.com

**Rob Bray**  
07768 800 280  
robbray@brayfoxsmith.com



**Peter Brown**  
07740 170 458  
peter.brown@brasierfreeth.com

**Felix Sharman**  
07712 431 588  
felix.sharman@brasierfreeth.com

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