

28 CLARENDON ROAD, WATFORD, WD17 1JJ



**Grade A town centre office accommodation
1,490 (138 sq m) to 14,909 sq ft (1,385 sq m)
To Let**

020 7629 5456

2nd Floor, Prince Frederick House
35/39 Maddox Street, London W1S 2PP

brayfoxsmith.com

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Location

28 Clarendon Road is located within easy walking distance of Watford Junction Station, the High Street and the Atria Shopping Centre, the largest in Hertfordshire. The town centre benefits from an outstanding range of shops, cafés and restaurants including Marks & Spencer, Sainsbury's, Zizzi, Pizza Express and Wagamama.

Situated opposite Jury's Inn hotel there are a further 4 hotels in the town centre all within walking distance. The Grove 5 star hotel and golf complex is within 2 miles.

Watford benefits from a range of leisure facilities including golf courses, gymnasiums, swimming pools and a multi-screen cinema.

There are 9 car parks within a short walk.



Description

28 Clarendon Road is a high quality, energy efficient headquarters office building prominently situated in the main business area of Watford town centre.

The available accommodation benefits from a specification that includes:

- VRF air conditioning
- Suspended ceilings
- Mixture of LED & LG7 lighting
- Fully accessible raised floors
- 2 x 10 person passenger lifts
- Comprehensively refurbished in 2013
- BREEAM rating 'Very Good'
- On-site car parking

Accommodation

The property has been measured in accordance with the RICS code of measuring practice (6th edition) and provides the following net internal areas:

Ground floor	3,417 sq ft	317 sq m
Second floor	5,001 sq ft	465 sq m
Third floor	5,001 sq ft	465 sq m
Fourth floor	1,490 sq ft	138 sq m
Total	14,909 sq ft	1,385 sq m

Rent

£30.00 per sq ft.

Rates

We estimate the rates payable to be £8.20 per sq ft however we recommend that interested parties make their own enquiries.

Viewing:

Strictly by appointment through the joint agents.

Bray Fox Smith

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