

A large, stylized white number '34' is positioned on the left side of the page. The '3' and '4' are interconnected, with the '3' having a curved bottom and the '4' having a vertical stem that meets the '3'.

CLARENDON ROAD

WATFORD WD17 1JJ

HIGH QUALITY AIR-CONDITIONED
OFFICE SUITES

3 SUITES AVAILABLE TO LET

1,279 - 2,474 SQ FT
(119 - 230 SQ M) TO LET

34

CLARENDON ROAD

WATFORD WD17 1JJ

WATFORD'S PRIME BUSINESS LOCATION

Clarendon Road is Watford's principle town centre office location leading from the High Street to Watford Junction Station. The street was upgraded by Watford Council at a cost of £10.1m and has been chosen as an office location by TJX, KPMG, PWC and Ralph Lauren.



HOLIDAY INN

WATFORD JUNCTION

Journey time to
London Euston
15 minutes

CLARENDON ROAD

LEONARDO HOTEL

SAINSBURY'S

SUTTON CAR PARK

ATRIA WATFORD

Retailers include:

Apple	Hollywood Bowl
Boss	Uniqlo
Superdry	Zara
Cineworld	Starbucks
H&M	Costa
Hollister	Cote Brasserie
JD Sports	Pizza Express
M&S	TGI Fridays
New Look	Yo!

PALACE THEATRE

WILKO

PRET

NRG GYM

HIGH STREET



HIGH QUALITY OFFICE SUITES

AMENITIES

- New VRV air conditioning
- Raised floors
- 3 person passenger lift
- Suspended ceiling with LED lighting
- Male, female and disabled WCs
- Shower facilities
- Cycle storage
- On-site parking
- 24 hour access



ACCOMMODATION

Suite G.2	2,474 sq ft	229.8 sq m	4 car spaces
Suite 1.2	2,168 sq ft	201.4 sq m	4 car spaces
Suite 2.5	1,279 sq ft	118.9 sq m	2 car spaces

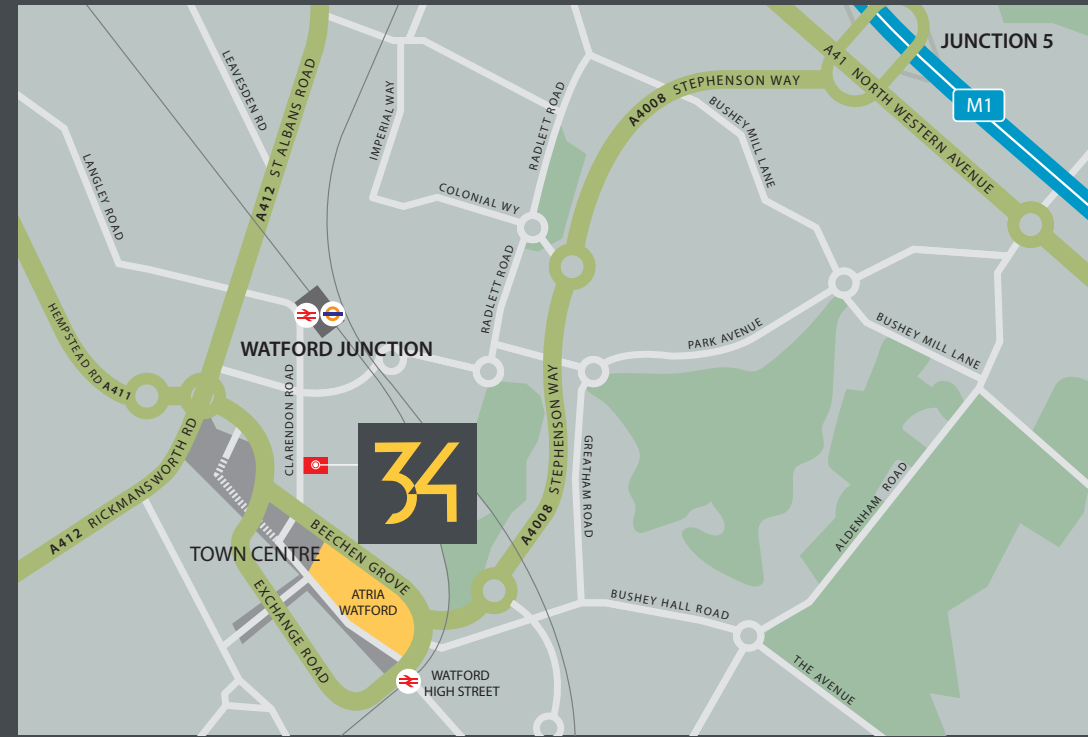
Approximate IPMS3 floor areas.

34

CLARENDON ROAD
WATFORD WD17 1JJ

PERFECTLY SITUATED

Watford is situated 17 miles North West of Central London and adjoins the M1 and M25 motorways. The town centre has a wide range of retail, leisure and hotel facilities.



TRAVEL TIMES

By Rail (Watford Junction)	Mins	By Underground (Watford)	Mins	By Road	Miles
London Euston	15	Wembley Park	26	M1 (Junction 5)	1.9
Milton Keynes	22	Baker Street	40	M25 (Junction 19)	3.6
Clapham Junction	41	King's Cross St Pancras	44	Luton Airport	18
Birmingham New Street	69	Moorgate	50	Heathrow Airport	22
				Stansted Airport	46



TERMS

Upon application.

VIEWING

Strictly by appointment through the joint agents.

Stimpsons
01923 252188
www.stimpsons.co.uk

Paul Felton
paul.felton@stimpsons.co.uk
m: 07802 861528

bray fox smith
brayfoxsmith.com
020 7629 5456

Claudio Palmiero
claudiopalmiero@brayfoxsmith.com
m: 07896 205786

Paul Smith
paulsmith@brayfoxsmith.com
m: 07730 816995

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