

47 CLARENDON ROAD
WATFORD, WD17 1HA



38,304 sq ft available Q1 2024.

**Currently undergoing a transformative refurbishment
and addition of 2 storeys.**



For further information please contact:

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LOCATION

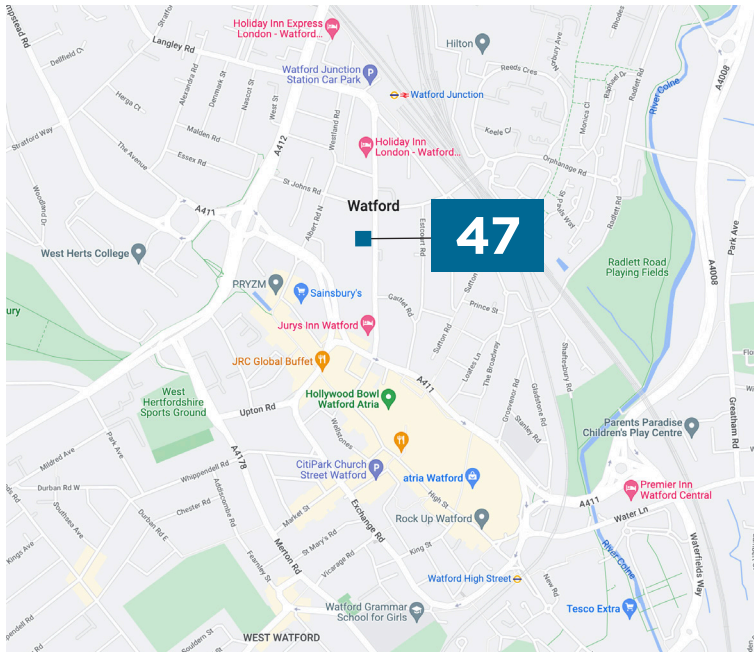
On the edge of North London and the commuter belt of Hertfordshire and South Bucks with exceptional connections.

Rail

- 3 mainline stations providing regular and direct access to Central London
- Fastest journey time of 16 minutes to London Euston and numerous Greater London destinations
- Additional direct rail connections from Watford Junction to Birmingham, Central Milton Keynes, Hemel Hempstead and St Albans Abbey
- Metropolitan line to numerous destinations

Road

- 4 miles northwest of junction 20 of the M25
- 2 miles northeast of junction 5 of the M1
- Quick access to the national motorway network and a direct route southbound into Central London



DESCRIPTION

Prominent office building undergoing full refurbishment and 2 storey extension with a range of size options, in the heart of Watford.

AVAILABILITY (APPROX. IPMS3)

Floor	Proposed	
	sq ft	sq m
Ground	840	9,038
First	636	6,843
Second	636	6,843
Third	653	7,026
Fourth	653	7,026
Fifth	142	1,528
Total	3,560	38,304

CYCLE PROVISION

Level	Proposed
Basement	46
Ground	6
Total	52

CAR PARKING PROVISION

Level	Proposed
Basement	65 (47+12 EV + 6 Accessible)
Ground	3 (1+1 Accessible + 1 Transient) 2 of the above with EV
Total	68

VIEWING

Strictly by appointment only via the sole letting agent.

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