



THE  
CLARENDON  
WORKS



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01

# ON ANOTHER LEVEL

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140,000 SQFT  
OF GRADE A  
OFFICE SPACE

The largest speculative office  
development in Watford.





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# MAKE AN ENTRANCE

ENTRANCE TO THE CLARENDON WORKS,  
WITH CAFÉ ON THE LEFT HAND SIDE.





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# BEST-IN-CLASS



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OFFICE LOBBY WITH  
COMMUNAL SEATING  
AND DIRECT ACCESS  
TO THE CAFÉ



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# AMENITY-RICH



GROUND FLOOR CAFÉ



11<sup>TH</sup> FLOOR ROOF TERRACE



INDICATIVE CREATIVE  
FLOOR LAYOUT



# CONTEMPORARY STYLE

INDICATIVE CHANGING ROOM





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# ELEVATED WORKING

11TH FLOOR ROOF TERRACE  
WITH VIEWS LOOKING EAST

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# 02 ON THE UP

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# REGENERATING WATFORD



**£12.5 million** on the refurbishment of Watford town hall and the Colosseum to create a new Town Hall Quarter\*



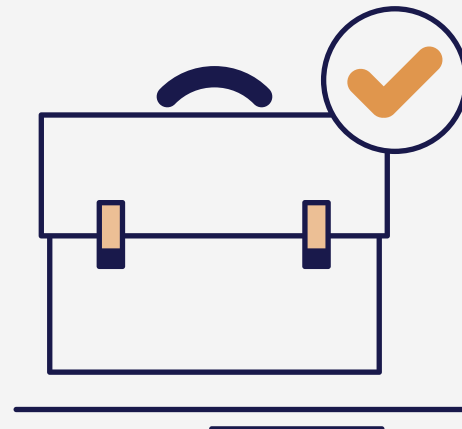
Thousands of **new homes**



Improved **infrastructure**



New **pedestrianised areas**



Thousands of **new jobs**



**£10 million** Clarendon Road improvement works



\* Source: <https://www.watfordobserver.co.uk/news/19876261.watford-council-passes-ambitious-budget-regenerate-town/>





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# WORK LIFE BALANCED





# | WE WATFORD





# BUSINESS | CENTRED

Local occupiers already located on Clarendon Road

THE CLARENDON WORKS





## RESTAURANTS

1. L'artista
2. Barracuda
3. Sushi No Mai
4. Roti Pan Kitchen
5. Yo Sushi
6. Kokoro
7. Las Iguanas
8. Côte Brasserie
9. Cassio Lounge
10. The Florist
11. Joe and the Juice
12. BloomsYard
13. Wagamama

## SHOPPING

1. Atria Watford
2. Watford Market
3. Sainsbury's

## CULTURE & ENTERTAINMENT

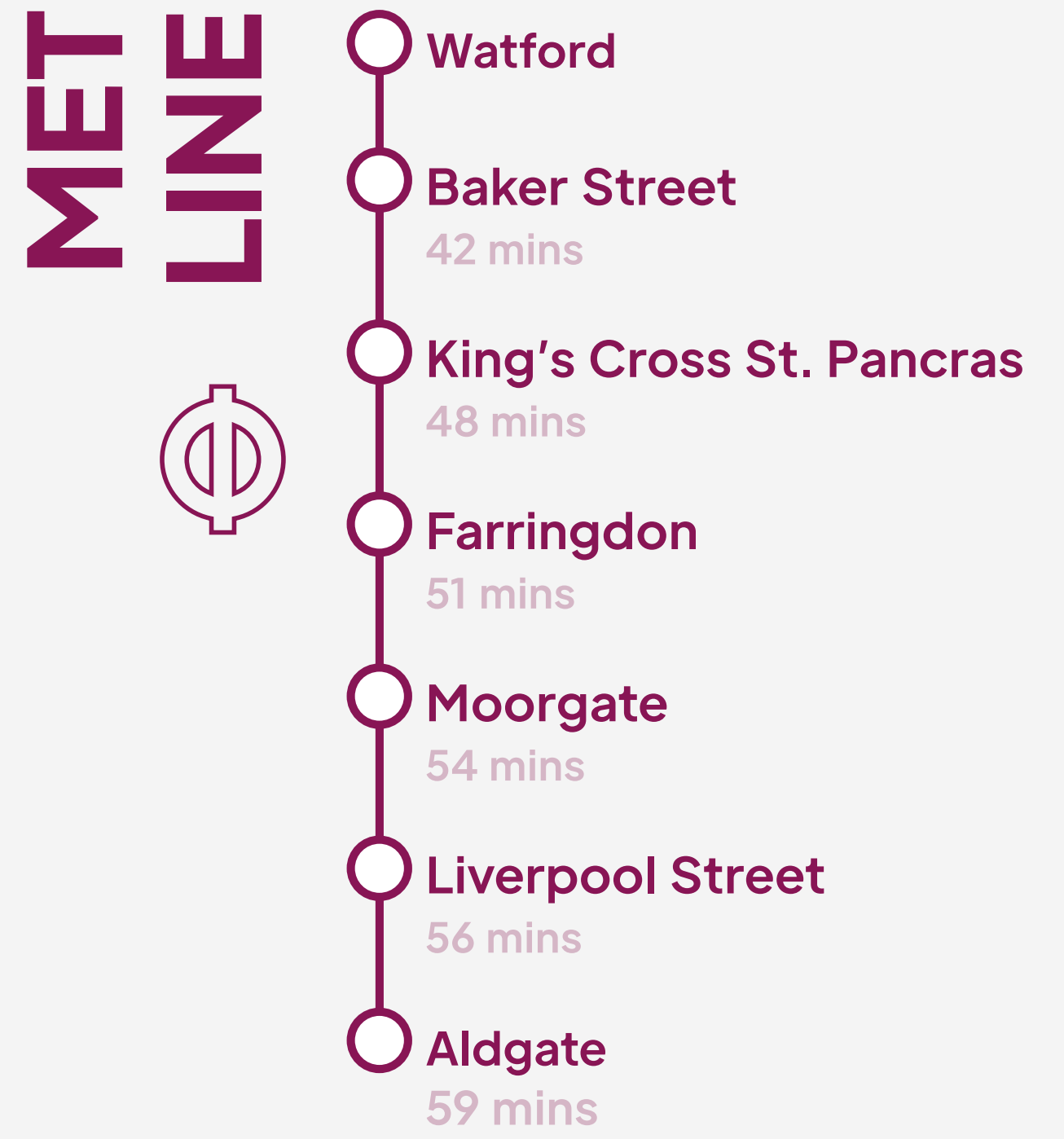
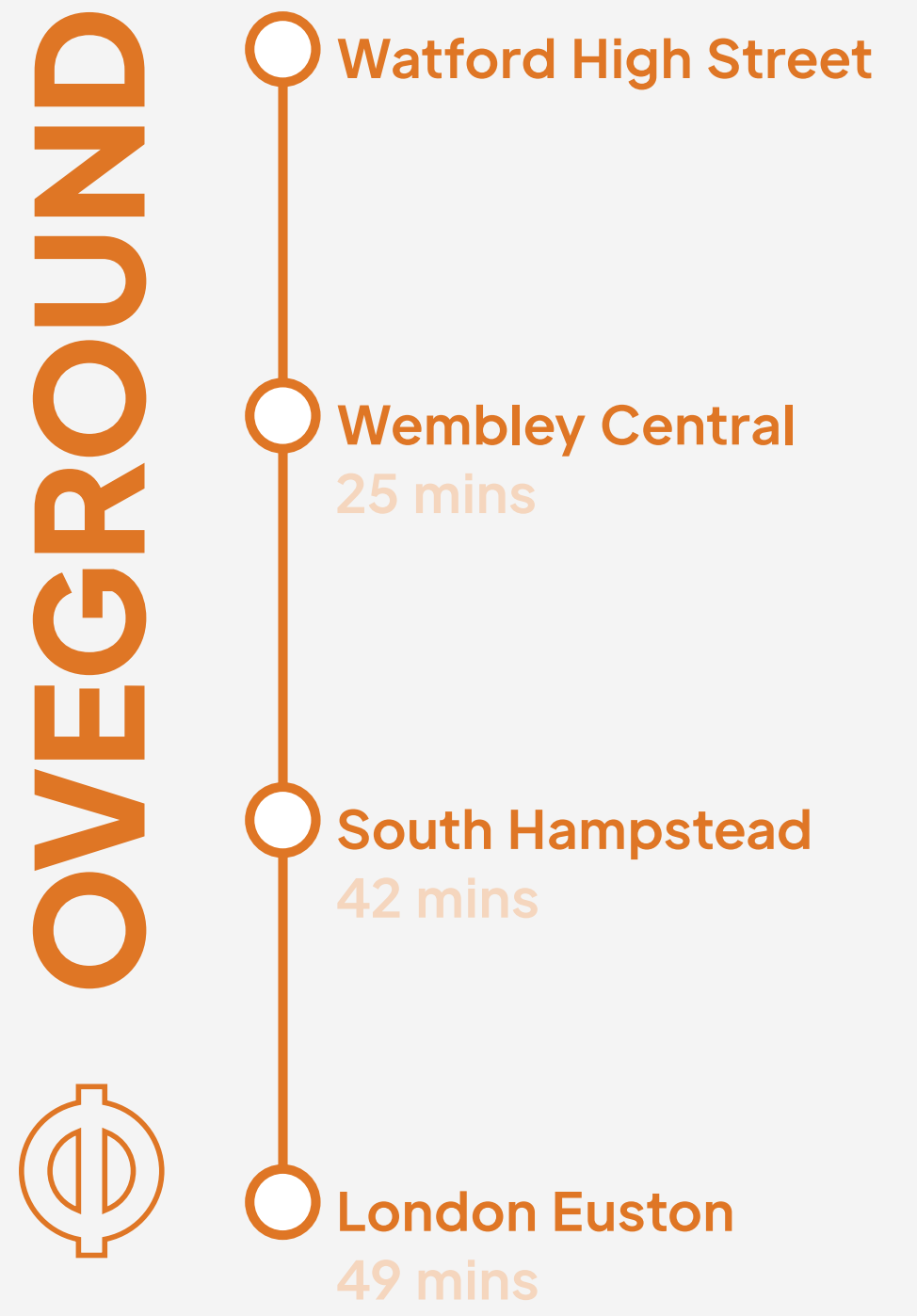
1. Watford Palace Theatre
2. Rock Up (climbing centre)
3. Watford Skatepark
4. Waterfields Recreation Grounds
5. Watford FC

## HOTELS

1. Jurys Inn Watford
2. Holiday Inn
3. The Grove











## AIRPORTS

- London Luton Airport  
23 mins by car
- London Heathrow Airport  
25 mins by car
- London Stansted Airport  
50 mins by car



## BY CAR

- M1 Motorway  
6 mins
- M25 Motorway  
8 mins
- M40 Motorway  
21 mins



## WALKING

- Watford Market  
3 mins
- Watford Junction  
6 mins
- Cineworld  
6 mins
- Sainsbury's  
7 mins
- atria Shopping Centre  
7 mins
- Marks & Spencer  
8 mins
- Cassiobury Park  
17 mins



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03

ABCD  
ESG

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One of the UK's healthiest workspaces - raising the stakes in Watford.







“To ensure that future generations thrive, we are committed to playing our part in tackling the climate crisis, and to delivering better outcomes for the environment and our local communities through creating positive social value.

Our sustainability strategy focuses on three areas: **transitioning to net zero carbon by 2030** through collaboration with our supply chain; **going beyond biodiversity net gain** and **helping disadvantaged groups** including military service leavers into employment in real estate and construction through our Regal London Real Estate Academies.”

**Paul Eden**  
Co-Founder, Regal London





# REGAL LONDON REAL ESTATE ACADEMY

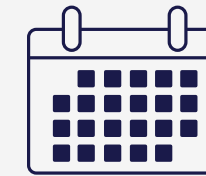
Regal London, in an exclusive partnership with Building Heroes, have launched their first Regal London Real Estate Academy, a pop-up construction skills centre on Clarendon Road in Watford.



80 military veterans and people from often marginalised groups



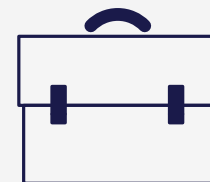
£2.5 million of social value per year using the National TOMS social value framework



Six five-week programmes a year



Learners will secure a Level 1 Diploma in construction skills, a L1 Health & Safety Award and a CSCS Card



Many learners will secure employment as a result



For the duration of the construction works



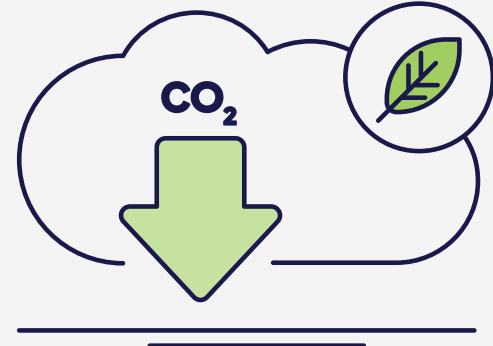
**REGAL**  
LONDON  
REAL ESTATE ACADEMY

IN PARTNERSHIP WITH

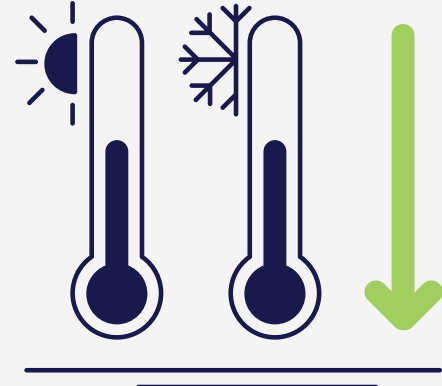




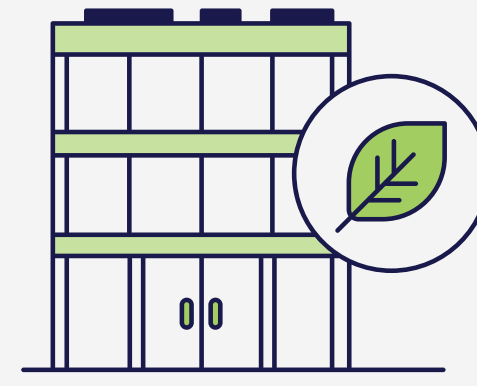
# SETTING | STANDARDS



48% less regulated carbon emissions compared to business as usual



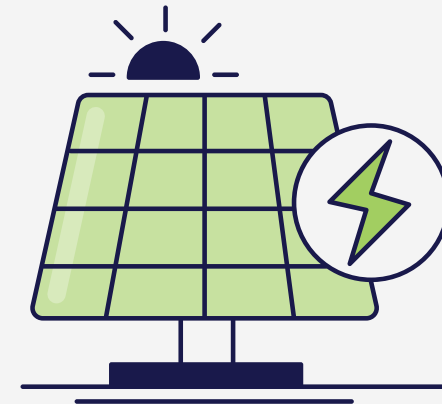
21% less heating & cooling demand compared to a typical office



Saving 69 tonnes of carbon per year compared to a typical office building



Diverting 90% demolition waste from landfill (3,459 tonnes to date)



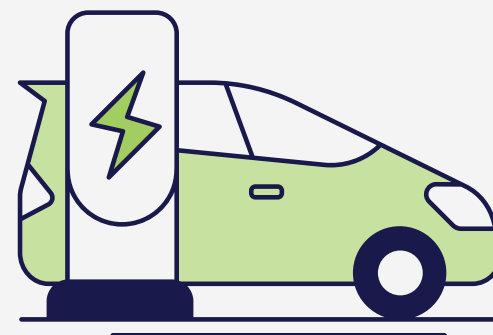
94kw peak PV array



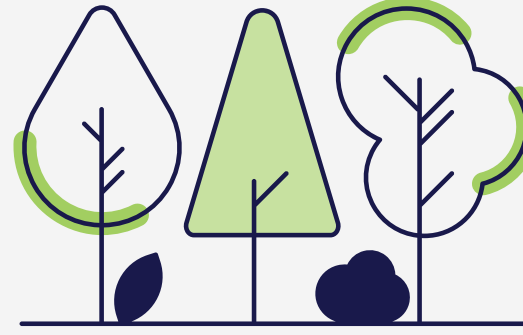
Diverting 80% operational waste from landfill (2,338 tonnes to date)



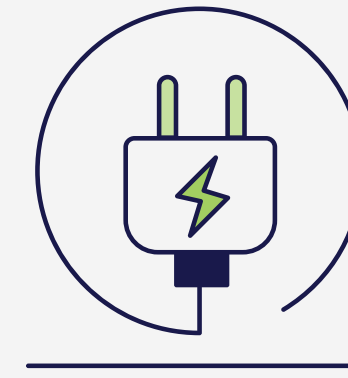
EPC Rating A for the offices and targeting insulation value equal or better than Part L



150 on-site parking spaces, 58 spaces with EV charging of which 50% will be active and 50% passive - all 7Kw/h



Enhanced biodiversity, planting approx 40 trees and a range of evergreen plants and flowers



All electric



# PURSUING | EXCELLENCE |



**EU taxonomy compliance**



**WiredScore – platinum achieved**

**BREEAM®**

**BREEAM – targeting excellent**



**WELL rating – targeting platinum**

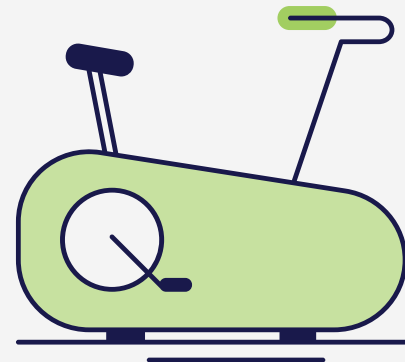


**ActiveScore – platinum achieved**

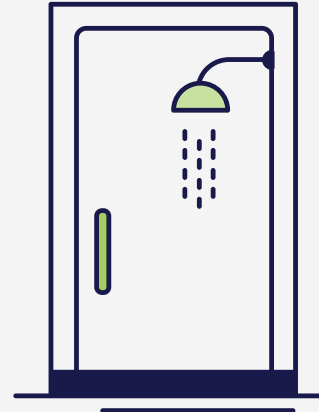




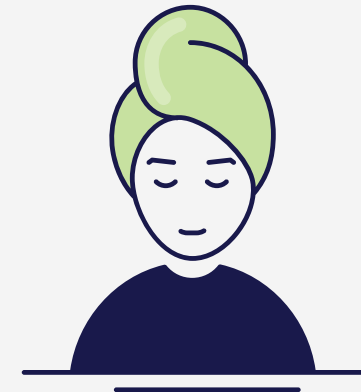
# ALL BEING | WELL



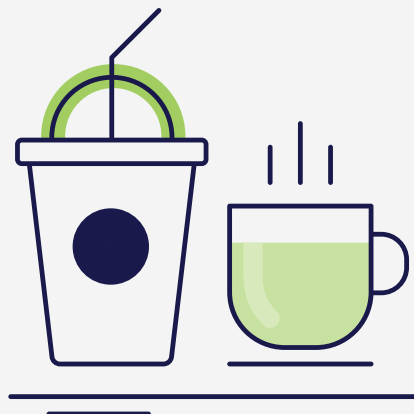
On-site gym  
(with classes)



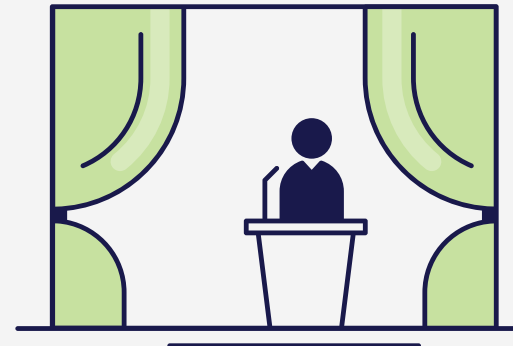
State-of-the-art  
changing facilities



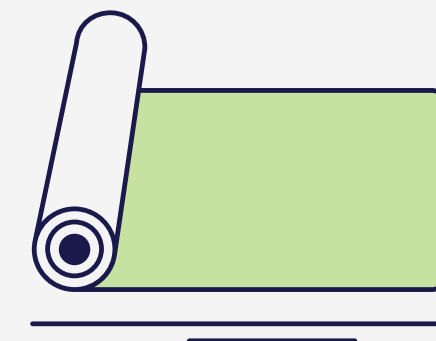
Treatment room



On-site café



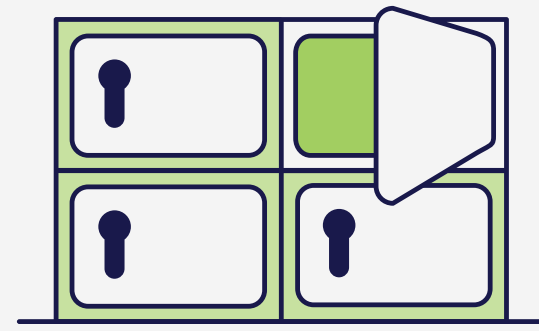
Event spaces



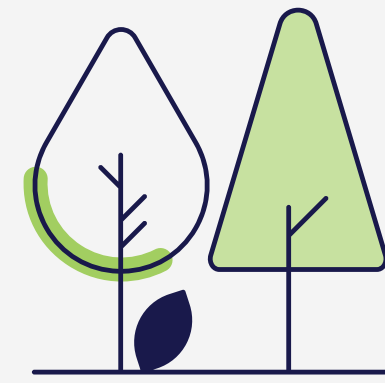
Yoga studio



Secure cycle storage  
& repair facilities



Amazon c&c lockers



Green external  
spaces







Work with us to develop your perfect enlivenment programme



Televised sporting events on the rooftop (e.g. Wimbledon)



Gym classes & personal trainers



Business and networking events and seminars



Private event space hire



Virtual running and sports clubs



Personalised options at on-site cafe



Yoga, meditation and mindfulness classes



Team building and competitions



Flexible workspace



Annual events calendar



Creative workshops











# SUSTAINABILITY SUMMARY

## WELLBEING




-  Biophilic interior design
-  Fresh food consumption
-  Landscaped terraces for workspace amenity
-  Touch free sanitaryware
-  High quality cycle provision
-  Gender neutral facilities on every floor
-  Gym
-  Ground floor café
-  Changing facilities
-  9th floor café / event space

## ENERGY EFFICIENCY



-  Wastewater heat recovery
-  Regulated carbon emission reduction
-  Low energy lighting
-  Reduced heating and cooling demand
-  Energy efficient lifts
-  Electric car charging
-  Roof mounted photovoltaics
-  Electric bicycle charging



## WATER MANAGEMENT

-  Stormwater attenuation
-  Improvement in water consumption
-  Greywater recycling

## BIODIVERSITY

-  Green roof terraces
-  Shared realm landscaping

## WASTE MANAGEMENT

-  Responsibly sourced materials
-  Separation of recyclable and non-recyclable waste

## CONNECTIVITY

-  Improved building connectivity
-  Improved digital infrastructure



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# 04 NEXT LEVEL SPACE

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# SCHEDULE | OF AREAS |

## NIA OFFICES

Level	Area sq ft	Area sq m
11	2,446	227
10	9,105	845
09	9,110	846
08	14,057	1,305
07	13,993	1,300
06	14,816	1,376
05	15,265	1,418
04	15,259	1,417
03	15,271	1,418
02	14,477	1,344
01	13,292	1,234
Ground Floor	3,683	342
<b>TOTAL</b>	<b>140,774</b>	<b>13,072</b>

## AMENITY SPACE

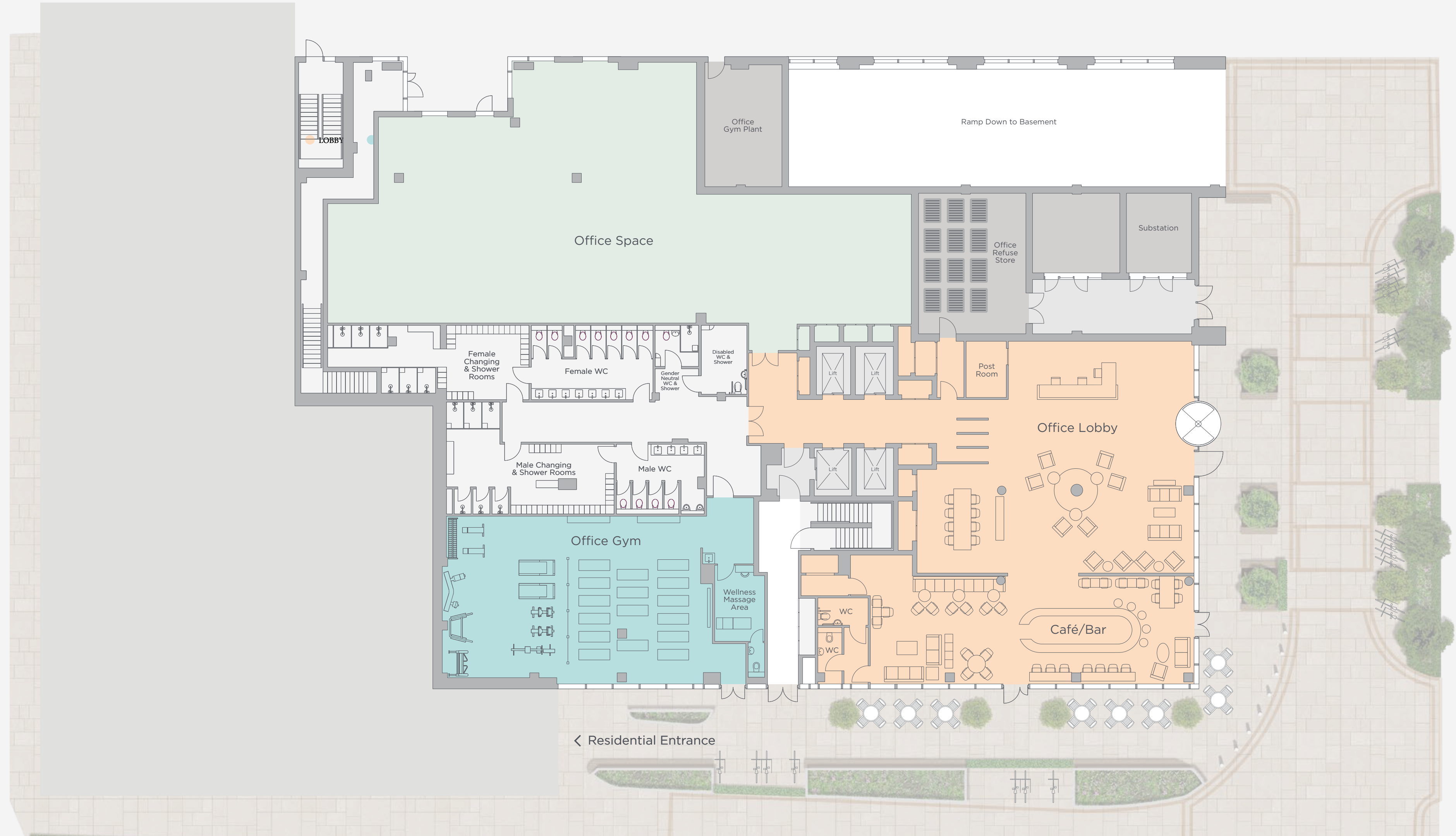
Level		Area sq ft	Area sq
11	PRIVATE CAFÉ / BAR	1,302	126
11	ROOF TERRACE	4,736	440
Ground Floor	SHOWERS & CHANGING FACILITIES	2,174	206
Ground Floor	GYM	1,733	164
Ground Floor	CAFÉ	1,389	141
Ground Floor	ENTRANCE LOBBY	2,433	226
<b>TOTAL</b>		<b>13,767</b>	<b>1,303</b>





# GROUND FLOOR

- OFFICE
- CORE
- LOBBY
- GYM





# FLOOR ONE

- OFFICE
- CORE





# FLOOR TWO

- OFFICE
- CORE





# FLOOR THREE

- OFFICE
- CORE
- TERRACE





# FLOOR FOUR

- OFFICE
- CORE





# FLOOR FIVE

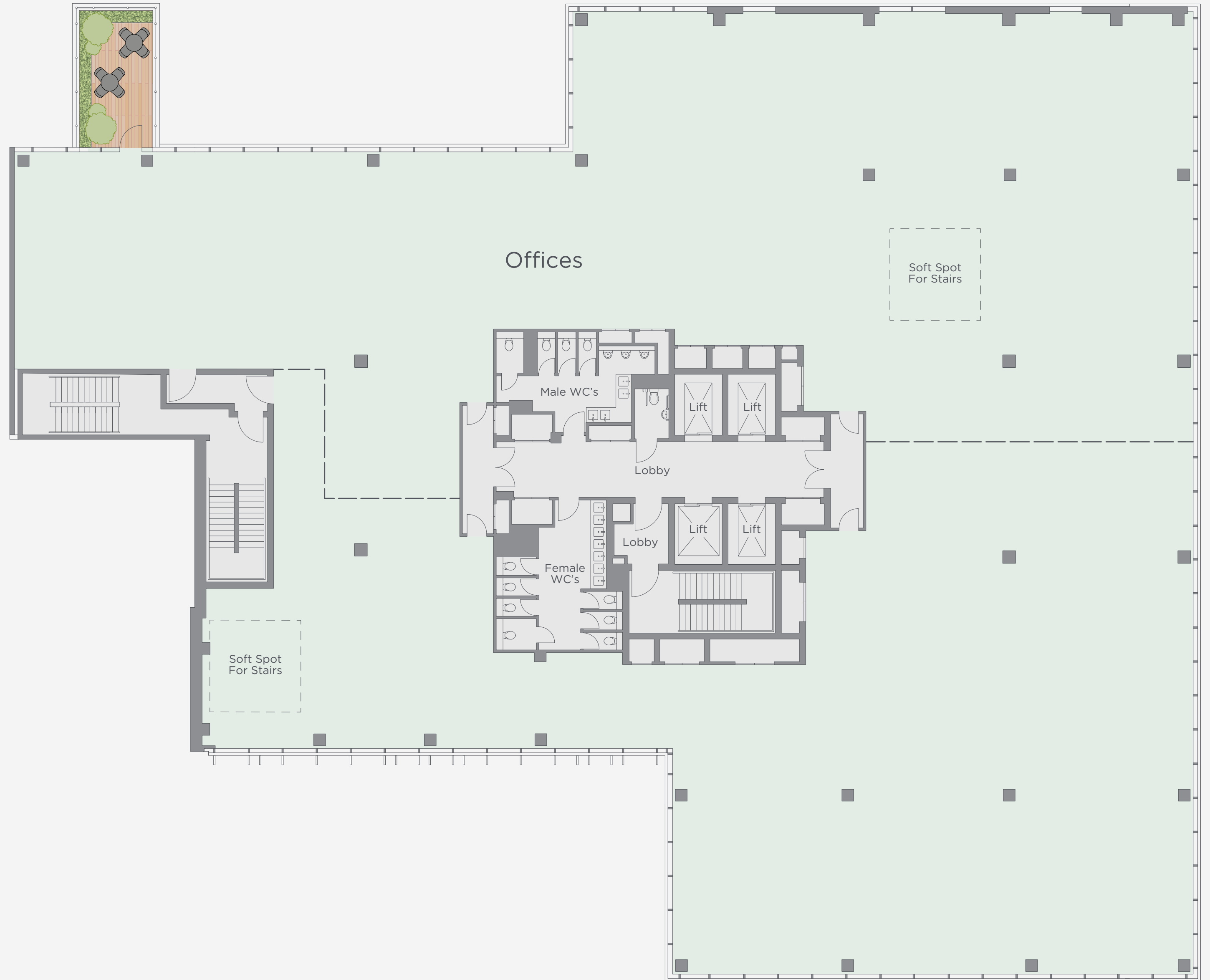
- OFFICE
- CORE





# FLOOR SIX

- OFFICE
- CORE
- TERRACE





# FLOOR SEVEN

- OFFICE
- CORE
- TERRACE





# FLOOR EIGHT

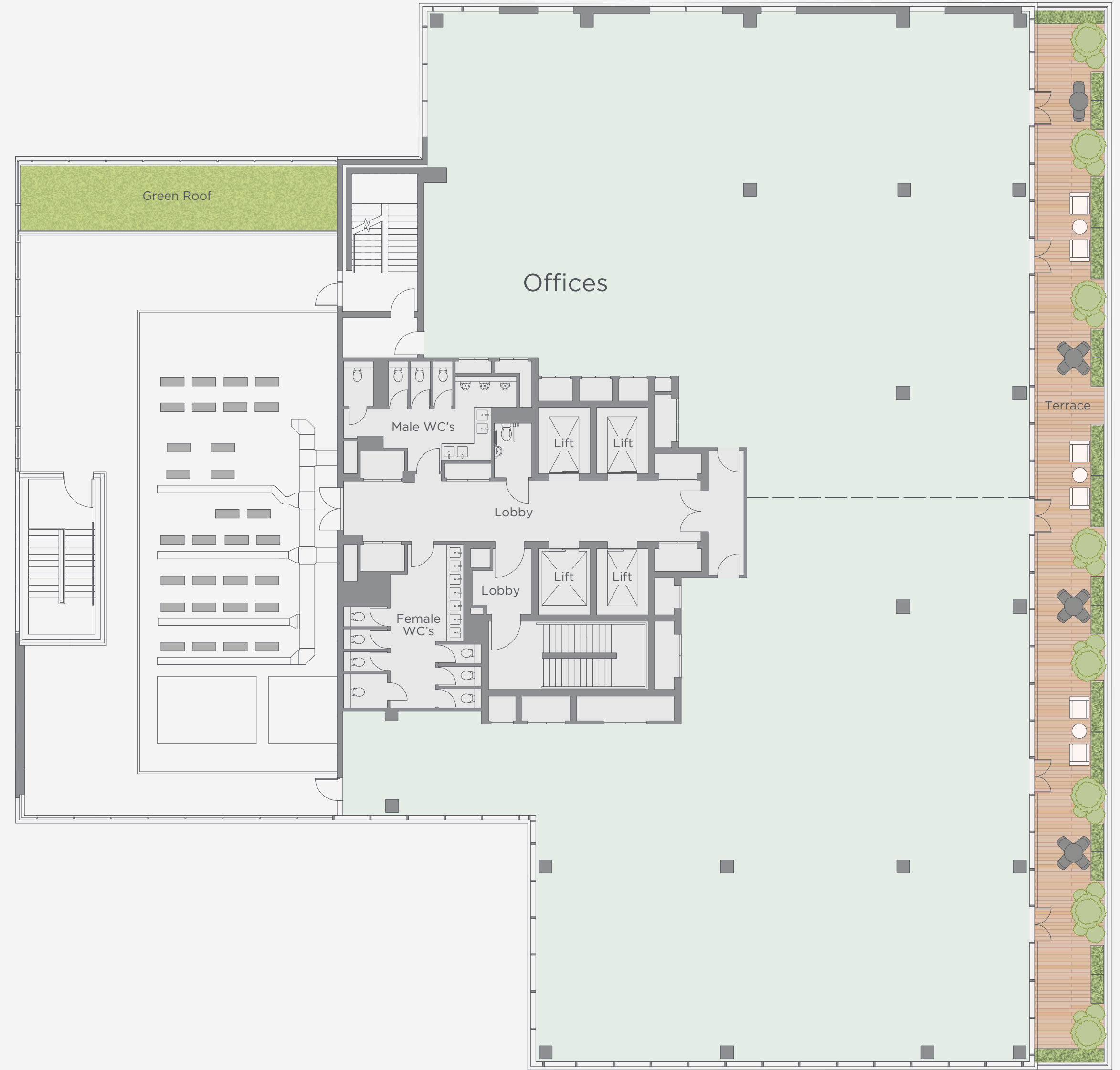
- OFFICE
- CORE





# FLOOR NINE

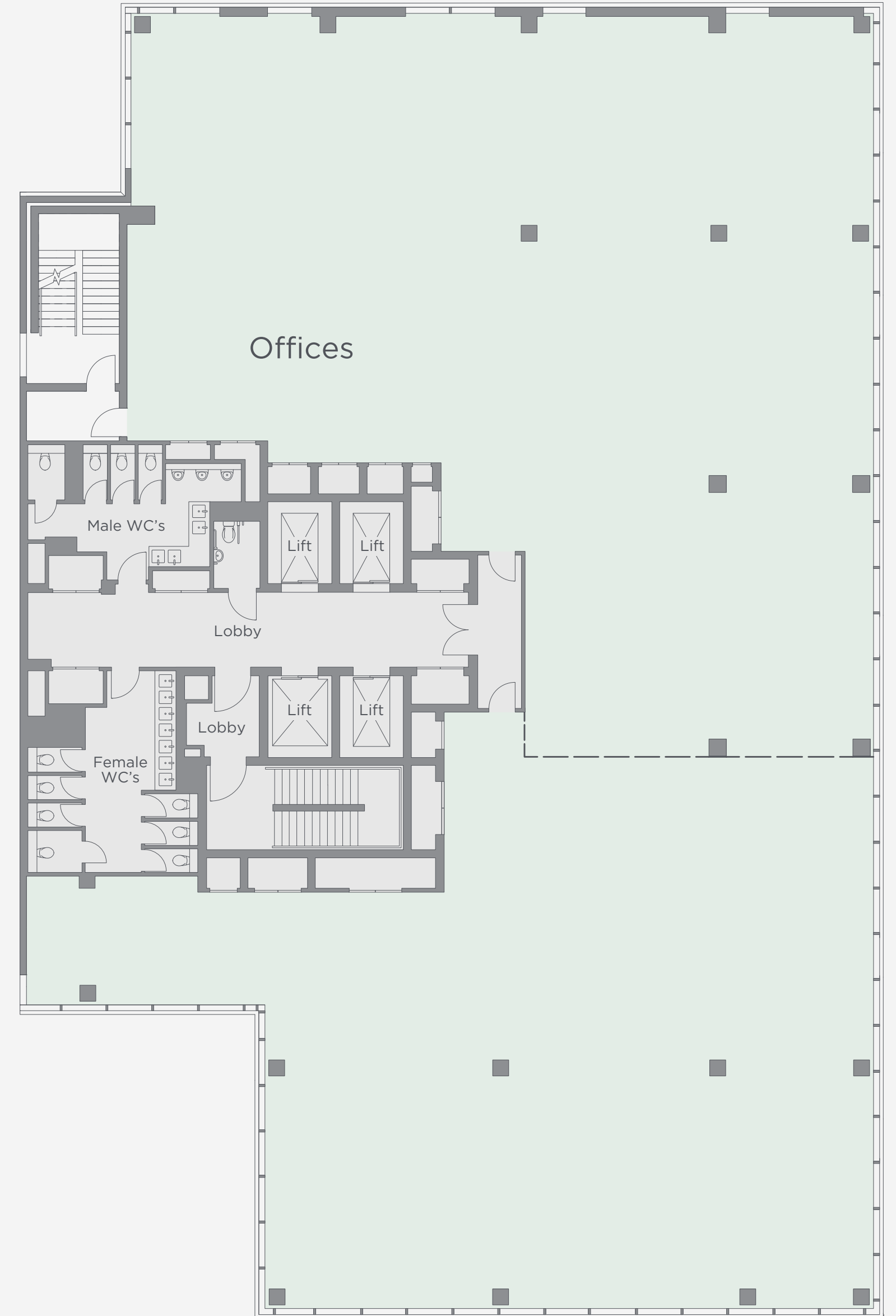
- OFFICE
- CORE
- TERRACE





# FLOOR TEN

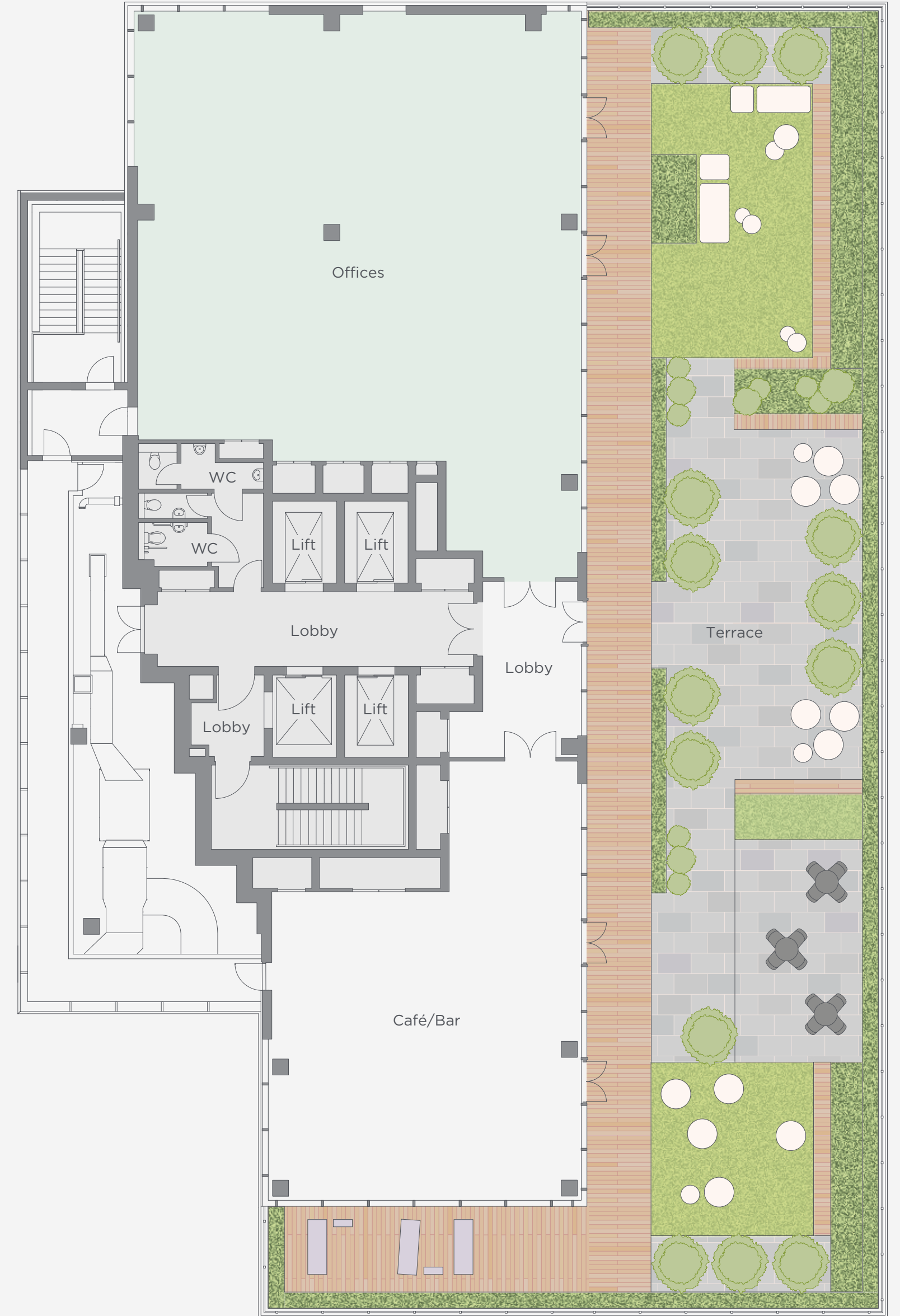
- OFFICE
- CORE





# FLOOR ELEVEN

- OFFICE
- CORE
- TERRACE



















# THE CLARENDON WORKS







THE  
CLARENDON  
WORKS  
COFFEE



ROOFTOP CAFÉ / BAR

# THE HIGH LIFE

11TH FLOOR ROOF TERRACE







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# FIT FOR WORK

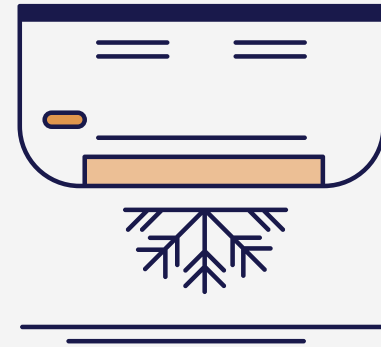


CHANGING ROOM

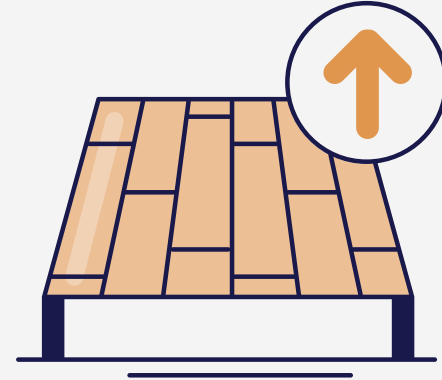


END IN  
STYLE

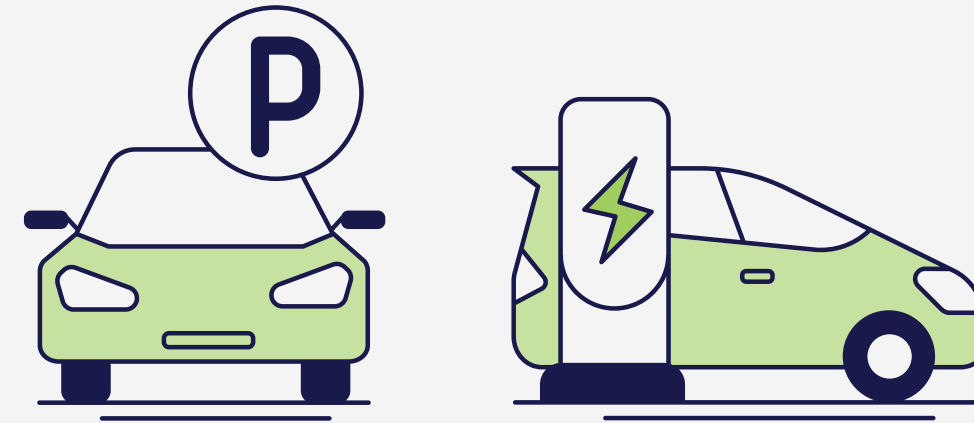




VRF air conditioning



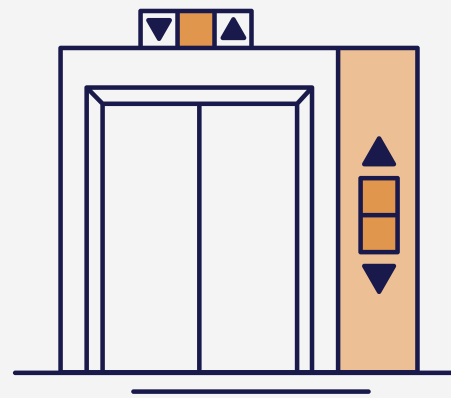
Fully accessible raised access floors



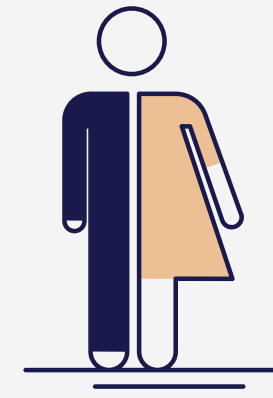
150 on-site parking spaces, 58 spaces with EV charging of which 50% will be active and 50% passive - all 7Kw/h



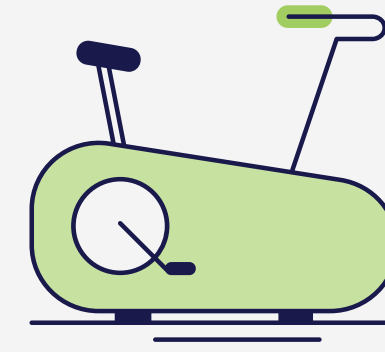
Secure bicycle spaces



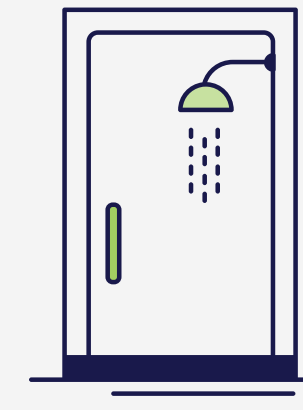
Four 17-person lifts



Gender neutral and disabled WCs on each floor



Gym and fitness suite with changing rooms



Changing rooms with showers and lockers



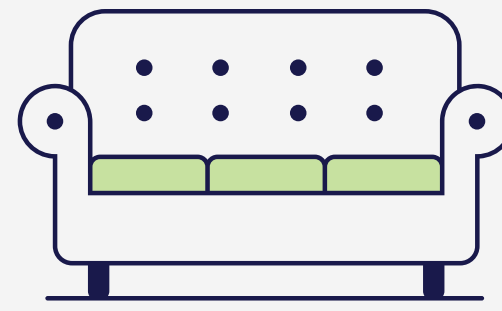
Ground floor and rooftop café



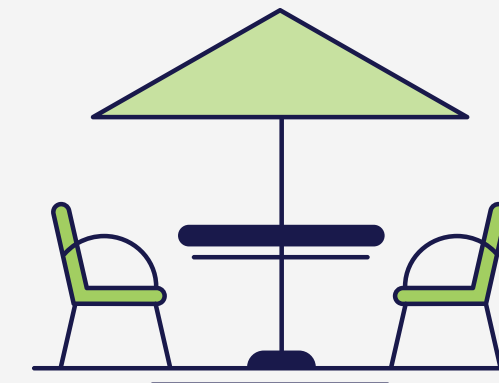
Low energy LED lighting



BREEAM Excellent with EPC A



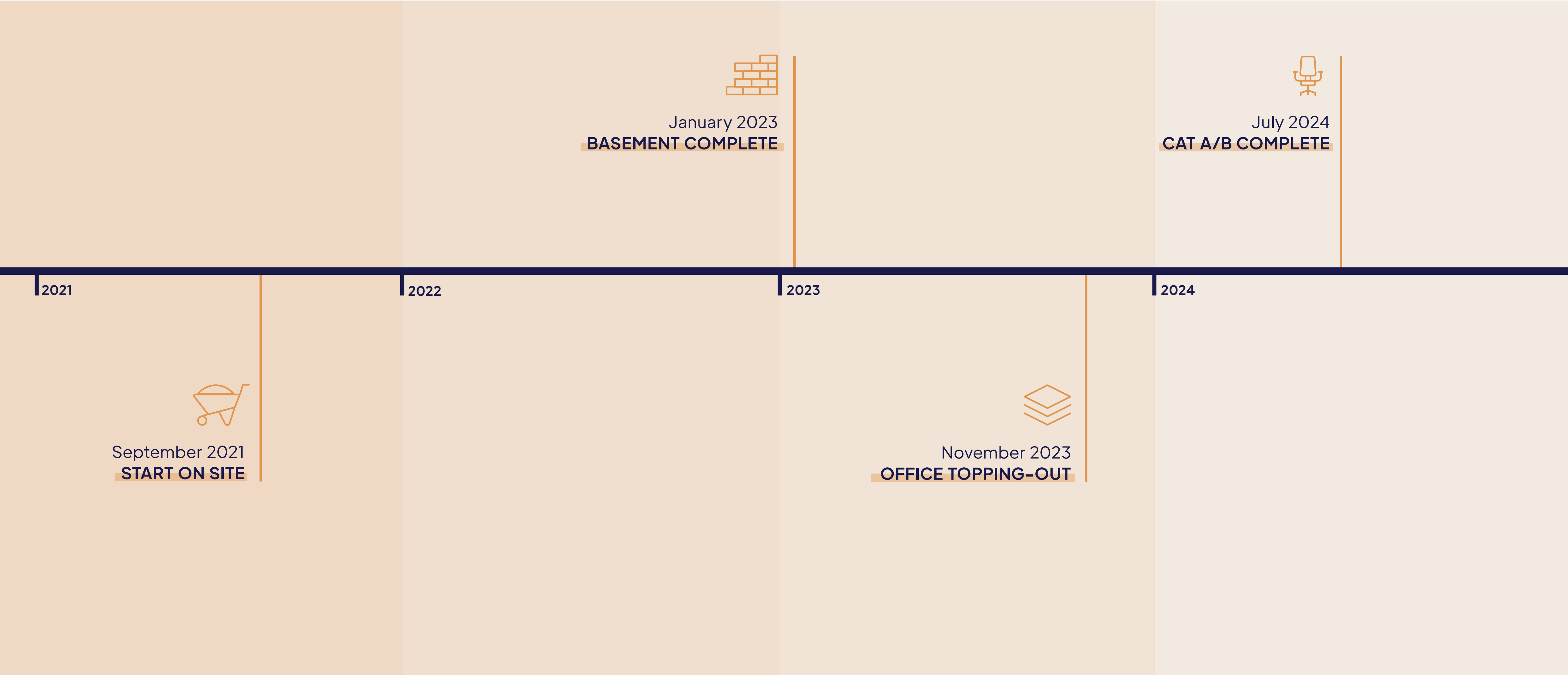
Impressive reception & business lounge



Rooftop amenities and terrace



# RIGHT ON TRACK





# WHY THE CLARENDON WORKS?



Helping you attract and retain the best people



Getting your staff back to the office



Helping you to achieve your corporate sustainability targets



Brand new, best-in-class workspace



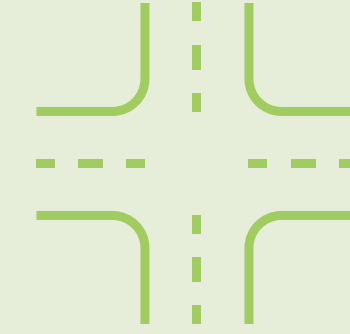
Amazing on-site amenity and breakout spaces



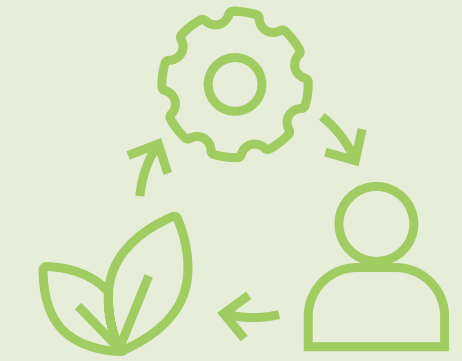
Centrally located within a 6 minute walk to Watford Junction station



A year round community events programme that you have the ability to influence. Tell us what you would like to see?



Easily accessible via car - only 6 minutes to the M1 and 8 minutes to the M25



Targeting the highest ESG standards in Watford



Our parking is comparable to any of our competitors AND 38% of our on-site spaces will be EV enabled. Unlimited parking within a 1 minute walk



13 restaurants within a 12 minute walk



Over 200 shops within an 8 minute walk



# DELIVERING ON OUR PROMISE

WeWork signed a 20 year lease in 2017 on 143,000 sq ft of commercial office space at Regal London's Shoreditch Exchange development on Hackney Road, E2. Alongside this, Regal London delivered an additional 46,000 sq ft of commercial space for offices, independent retailers and food and beverage operators.



CGI IS INDICATIVE ONLY



COMPLETED SCHEME





Regal London is one of the Capital's leading privately owned mixed-use developers. Our focus on unlocking value from complex urban settings has enabled us to transform London's landscape and deliver high-quality places for people to live, play, visit and work in.

We have delivered successful projects across the Capital, from Brent to Tower Hamlets and from Barnet to Lambeth. Bespoke design and exceptional quality characterise our developments which are built to unlock value, enhance the local environment, and support local communities.

Unlike many other developers, we are a fully integrated business operating across the entire life cycle of the asset, which means that we put the customer at the centre of everything we do. We ensure the delivery of outstanding quality and service at every stage of the pre and post development process including land assembly, land use & planning strategy, stakeholder engagement, sales & marketing, construction, customer care and asset management.

We are committed to playing our part in tackling the climate crisis, and to delivering better outcomes for the environment and our local communities through creating positive social value. Our sustainability strategy focusses on three areas: transitioning to net zero carbon by 2030; going beyond biodiversity net gain and helping disadvantaged groups into employment in real estate and construction through our Regal London Real Estate Academies.





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THE CLARENDON WORKS

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Interface Façade Engineering

WELL CONSULTANT

AECOM

TRANSPORT ENGINEER

Iceni Projects



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[theclarendonworks.co.uk](http://theclarendonworks.co.uk)

THE  
CLARENDON  
WORKS

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**THANK YOU!**

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