

28 CLARENDON ROAD,  
WATFORD, WD17 1JJ



**Grade A town centre office accommodation  
1,563 (145 sq m) to 6,664 sq ft (474 sq m)  
To Let**



For further information please contact

**BRAY FOX SMITH**

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**STIMPSONS**

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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.

### SPECIFICATION

- 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:

Floor	sq ft	sq m
Second	5,101	474
Fourth	1,563	145
<b>Total</b>	<b>6,664</b>	<b>619</b>

### RENT

£31.00 per sq ft.

### SERVICE CHARGE

£8.75 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 only via the joint letting agents.

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