47

CLARENDON ROAD

WATFORD WD17 1HA



THE COOLEST NUMBER IN WATFORD

47 Clarendon Road is geared for progressive cutting edge sectors wanting to make their mark here. Everyone from creative hot shots, tech wizards and life science pioneers, can build and grow within a contemporary, design led, sustainable office environment.

Currently under-going a transformative 2 storey addition and comprehensive refurbishment.

Scheduled for delivery Summer 2025.



38,305 SQ FT OF NEWLY REFURBISHED, BEST IN CLASS OFFICE SPACE

OFFICES AVAILABLE FROM 1,500 SQ FT

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Located prominently in Watford's prime office pitch, the striking glazed facade and landscaped approach to 47 Clarendon Road provide a fantastic sense of arrival for staff, visitors and clients.

NUMBER ONE ROOF TERRACE IN WATFORD

2,725 sq ft
garden terrace
overlooking
Clarendon Road.

CLARENDON ROAD

CGI image











THE LOCATION

DISTANCES

	Miles
M25 J19	3.5
M1 J5	2
Watford Station	360 yards
Central London	21
Heathrow Airport	22

TRAIN TIMES

	Mins
London Euston	15
Milton Keynes	23
Birmingham New Street	80
BY TUBE (Metropolitan Line)	
King's Cross St Pancras	48
Liverpool Street	56



Sat Nav: WD17 1HA
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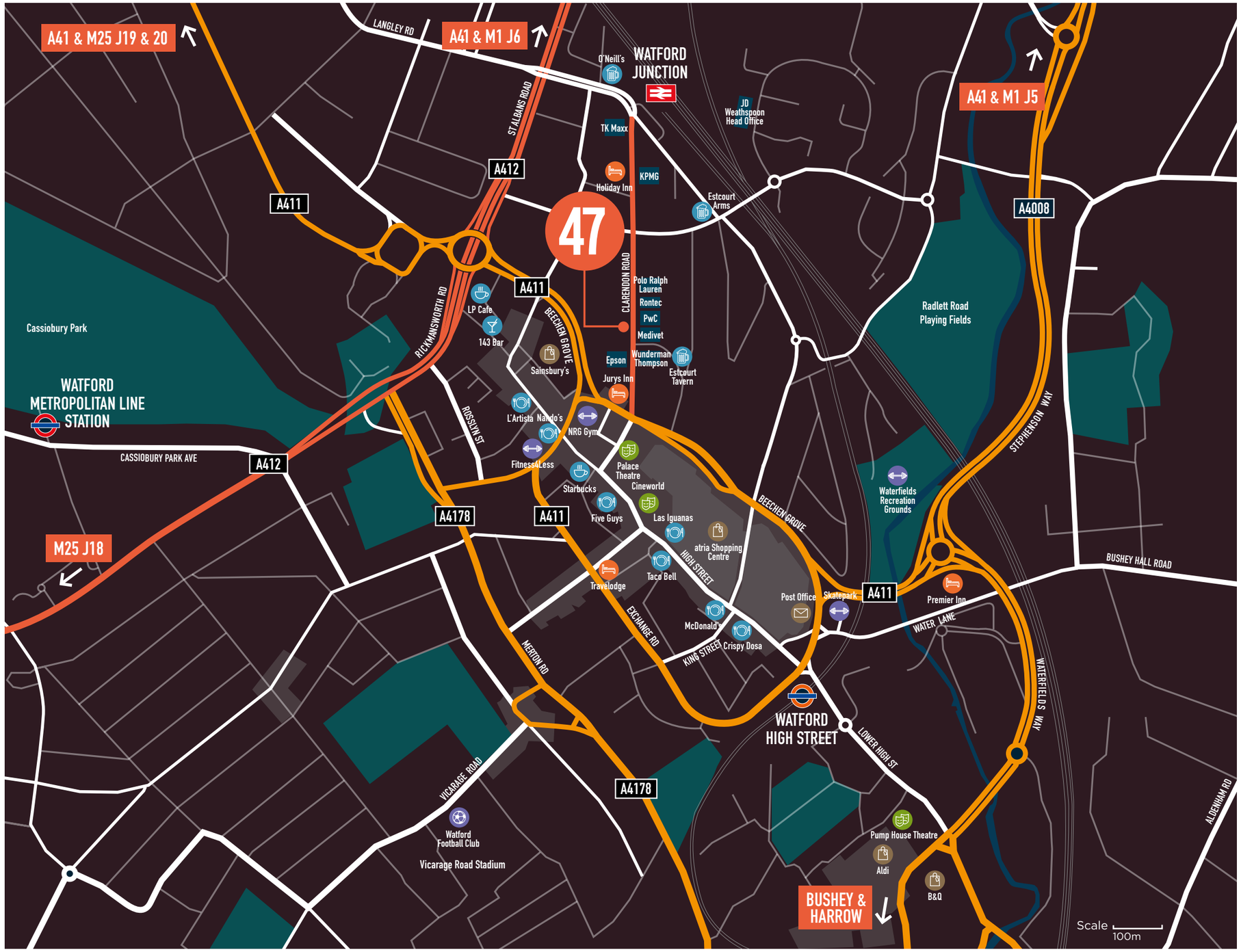
WATFORD

THE PLACE TO BE IS AT THE HEART OF EVERYTHING.

Clarendon Road is the principal office location in Watford, lying between Watford Junction Station and the High Street, which provides the main retail and amenity provision.

This excellent combination of accessibility and amenity has helped attract a wide range of blue chip office occupiers including the following:

pwc
KPMG
T.K.MAXX
RALPH LAUREN
asos
VWV
HILTON WORLDWIDE
WUNDERMAN THOMPSON
EPSON
RONTEC ROADSIDE RETAIL
MEDIVET
wetherspoon



SOME OF THE BEST NUMBERS IN WATFORD

- **2** Minutes walk to the Town Centre
- **4** Miles to three motorway junctions
- **4** Train operators for Watford Stations (London Overground, West Midlands Trains, Avanti West Coast, Metropolitan Line)
- **5** Minutes walk to Watford Junction Station
- **11** Fitness centres, Gyms and Yoga centres, within a 12 minute walk
- **15** Minutes to Euston Station
- **26** Restaurants, cafés and bars within 10 minutes walk
- **280** Acres of parkland
- **408** Cycle routes to explore











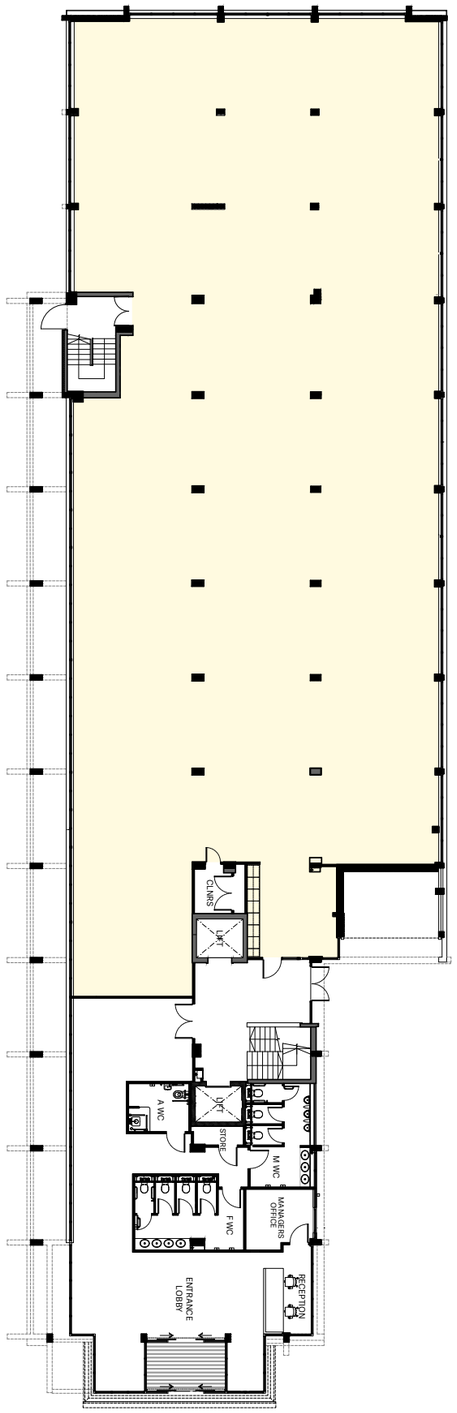


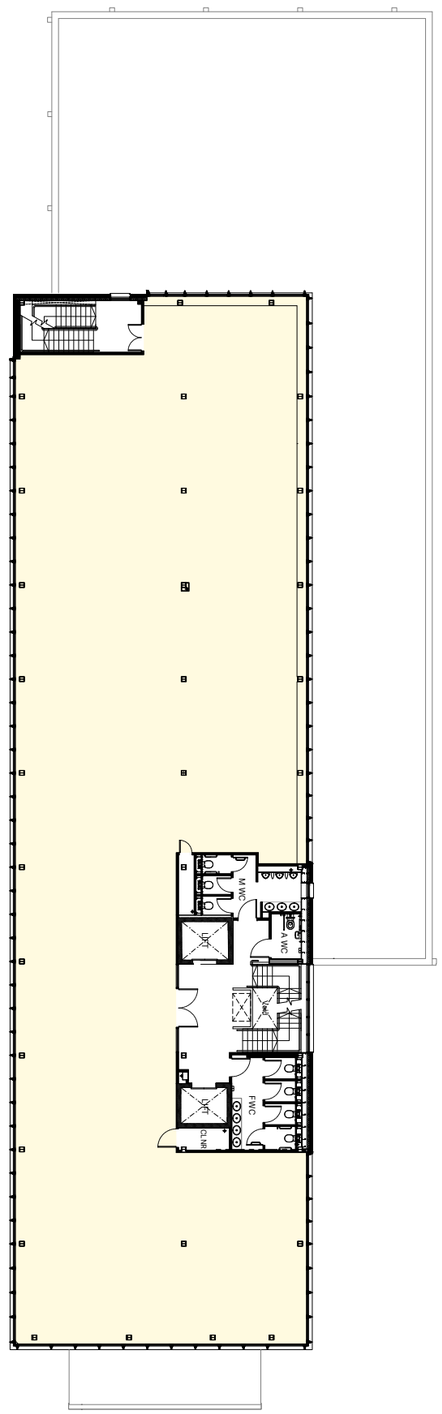






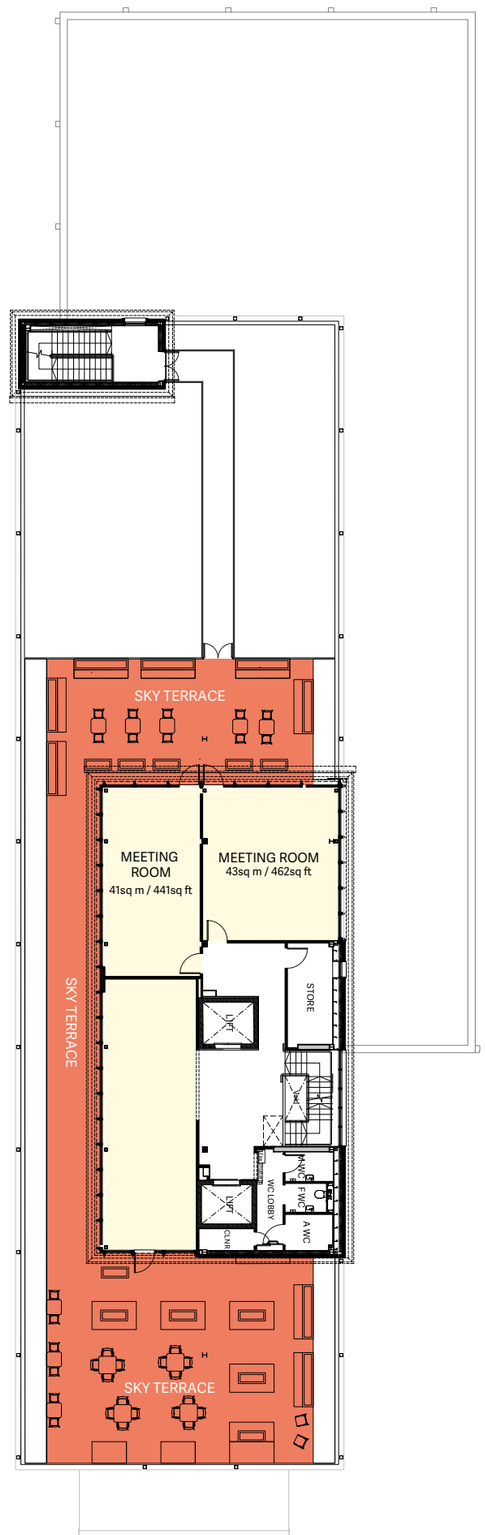
GROUND FLOOR PLAN





1ST-4TH FLOOR PLAN

5TH FLOOR PLAN



ACCOMMODATION

	SQ M	SQ FT
Ground Floor	840	9,038
Reception	110	1,184
First Floor	636	6,843
Second Floor	636	6,843
Third Floor	653	7,026
Fourth Floor	653	7,026
Fifth Floor	142	1,527
Terrace	253	2,725
Total (IPMS3 approx)	**3,560**	**38,305**

BUILDING SPECIFICATION

EPC targeting A

BREEAM targeting Excellent

Building all electric powered

67 Car Park Spaces in total

12 Active Electric Car charging points

10 Passive Electric Car charging points

52 Cycle Spaces

SUSTAINABILITY

Bio-diverse roof & garden terrace

Electric charging for bikes & scooters

Cycle Maintenance Stands to promote sustainable travel

All-electric air-source, heat pumps for heating & cooling

Enhanced Glazing improves thermal performance

LED lighting with movement sensors

Energy Efficient

Target Carbon Net Zero

On-site facilities that promote physical activity

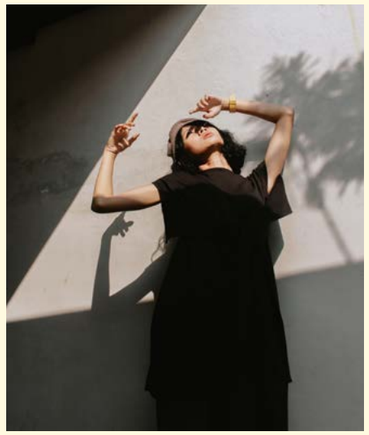
'Green Corners' for restful reflection

ENERGY EFFICENCY

Low Energy LED lighting

Energy efficient lifts

Reduced heating & cooling demand



















CGI image



FIND OUT MORE

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DEVELOPMENT BY

HEMPEL ESTATES

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Designed by HEKKTA

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