



OFFICE SUITES TO LET

49 CLARENDON RD





GROUND FLOOR COMMUNAL SPACE





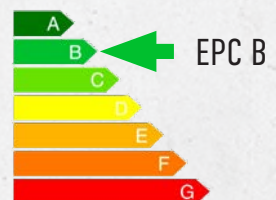
A DISTINCTIVE, **VIBRANT** WORKPLACE



AWARDED HIGHEST ACCREDITATION
FOR HEALTHIER WORKPLACE
ENVIRONMENTS.



FITWEL CERTIFICATION





**MEET
COLLAB
RECHAR**



GNR8

SPECIFICATION

- High speed fibre
- Wi-Fi connected common areas
- Male & female showers and changing facilities
- LED lighting throughout
- Two 8 person lifts
- VRV air conditioning system
- Suspended ceiling with LED LG7 lighting
- Electric vehicle charging bays
- Parking ratio of 1:375 sq.ft.
- Secure cycle racks and lockers

**ORATE
GE**

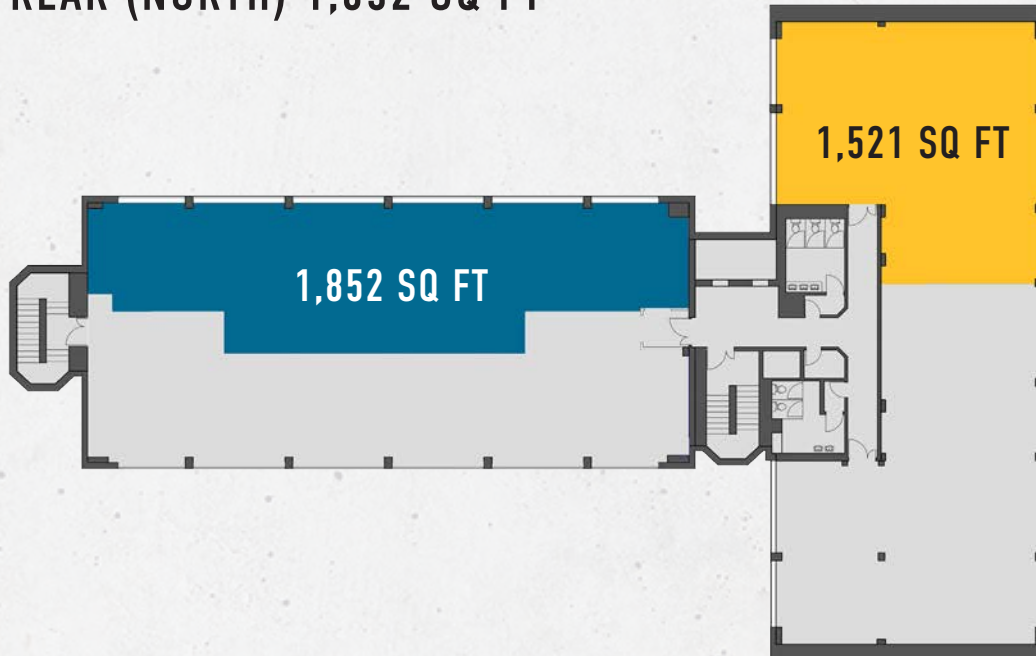
ACCOMMODATION

	SQ FT	SQ M
2nd Floor front (North)	1,521	141
FULLY FURNISHED Desks 16 Meeting rooms 2 Kitchen 1		
2nd Floor rear (North)	1,852	172
3rd Floor front (South)	1,907	177
3rd Floor rear	3,880	360
TOTAL	9,160	851

2ND FLOOR

FRONT (NORTH) 1,521 SQ FT FULLY FURNISHED

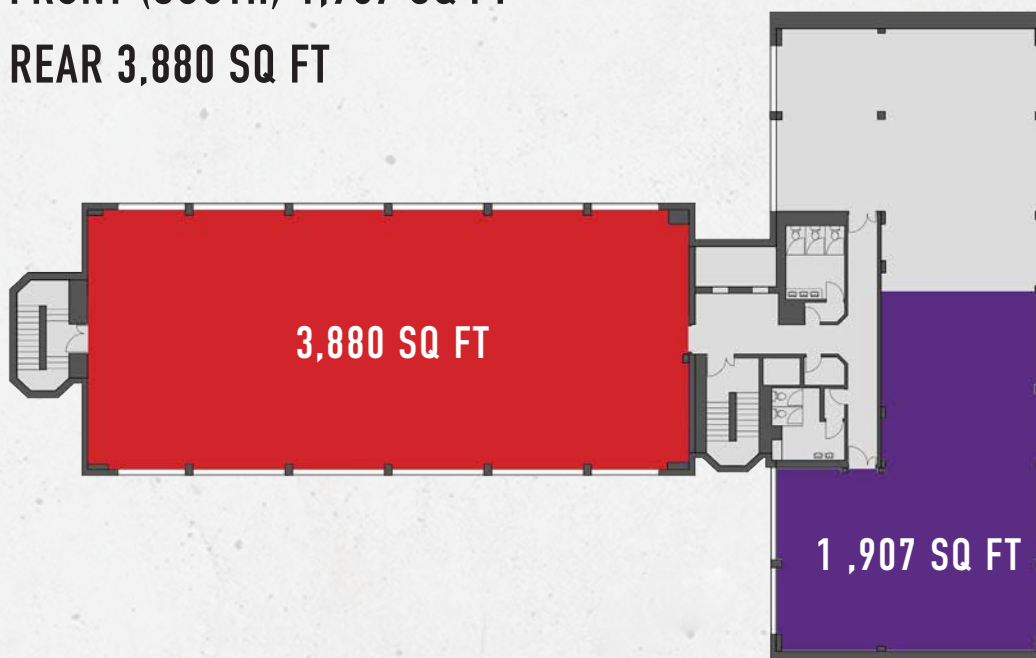
REAR (NORTH) 1,852 SQ FT



3RD FLOOR

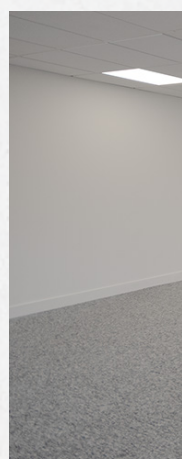
FRONT (SOUTH) 1,907 SQ FT

REAR 3,880 SQ FT





2ND FLOOR FRONT (NORTH) 1,521 SQ FT FULLY FURNISHED





3RD FLOOR FRONT 1,907 SQ FT

TOWN
CENTRE

GNR8

CLARENCE ROAD

WATFORD

FAST CONNECTIONS, A THRIVING BUSINESS
COMMUNITY, COMPETITIVE PROPERTY
PRICES AND OPEN, GREEN SPACE MAKES
WATFORD A THRIVING TOWN

WATFORD
STATION





mins

GNR8

RETAIL

- | | | |
|----|-----------------------------------|---|
| 1. | Harlequin Watford Shopping Centre | 9 |
| 2. | Next | 5 |

HOTELS

- | | | |
|----|----------------|----|
| 3. | Leonardo Hotel | 2 |
| 4. | Travelodge | 8 |
| 5. | Premier Inn | 14 |

ENTERTAINMENT

- | | | |
|----|------------------------------------|----|
| 6. | Cineworld Cinema | 6 |
| 7. | Watford Palace Theatre | 4 |
| 8. | Pump House Theatre and Arts Centre | 16 |

SPORT & LEISURE

- | | |
|---------------------------|----|
| 9. Fitness4Less | 6 |
| 10. NRG Gym | 4 |
| 11. YMCA Gym | 4 |
| 12. Watford Football Club | 17 |
| 13. Cassiobury Park | 20 |

TRANSPORT

- | | |
|---------------------------------|----|
| 14. Watford Junction Station | 5 |
| 15. Watford High Street Station | 13 |
| 16. Watford Underground Station | 23 |





4 9 C L A R E N D O N R D

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A DEVELOPMENT BY



In business to do business