



# OFFICE SUITES TO LET

49 CLARENDON RD





GROUND FLOOR COMMUNAL SPACE

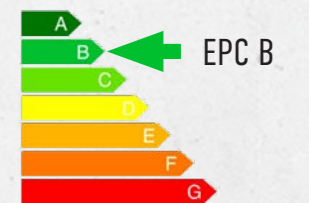


# A DISTINCTIVE, VIBRANT WORKPLACE



AWARDED HIGHEST ACCREDITATION  
FOR HEALTHIER WORKPLACE  
ENVIRONMENTS.

FITWEL CERTIFICATION



## 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



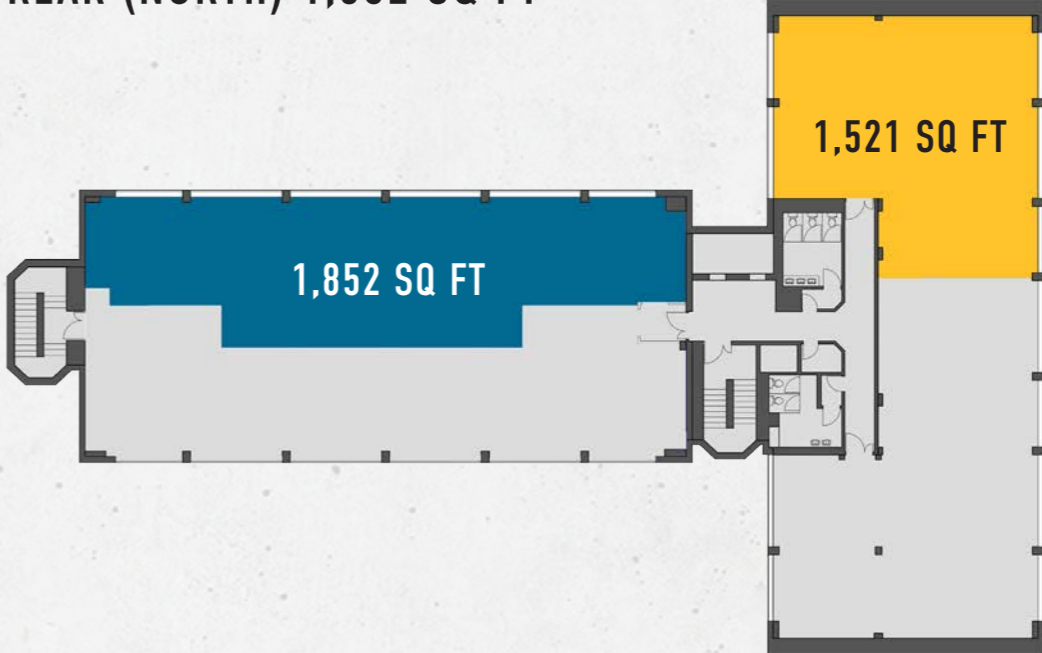
**MEET  
COLLABORATE  
RECHARGE**

# ACCOMMODATION

	SQ FT	SQ M
2nd Floor front (North)	1,521	141
<b>FULLY FURNISHED</b> 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
<b>TOTAL</b>	<b>9,160</b>	<b>851</b>

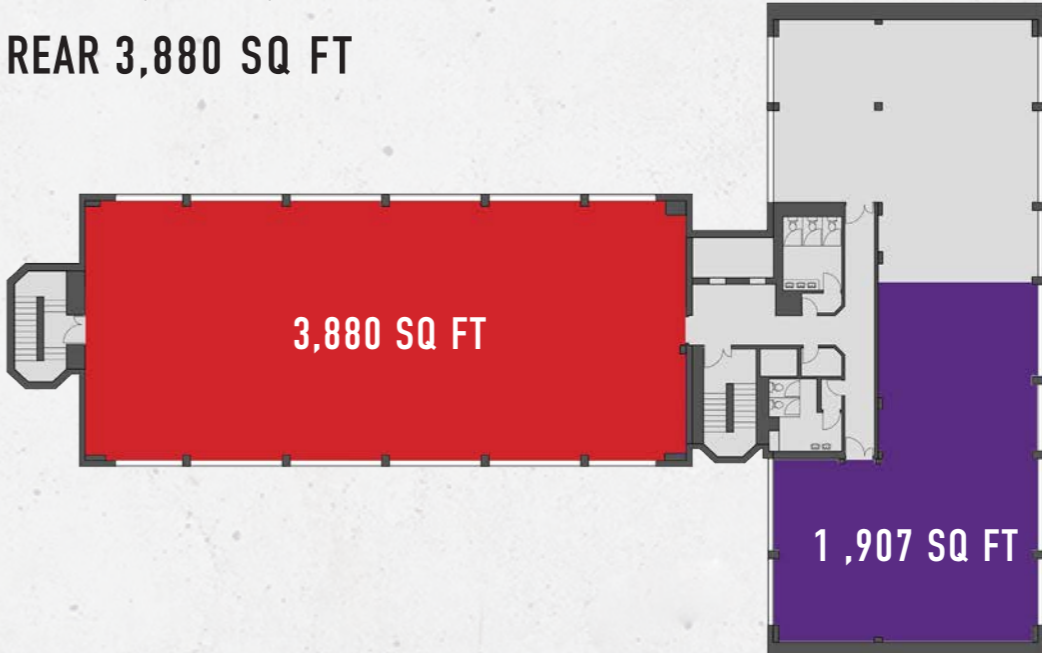
## 2ND FLOOR

- FRONT (NORTH) 1,521 SQ FT FULLY FURNISHED
- REAR (NORTH) 1,852 SQ FT



## 3RD FLOOR

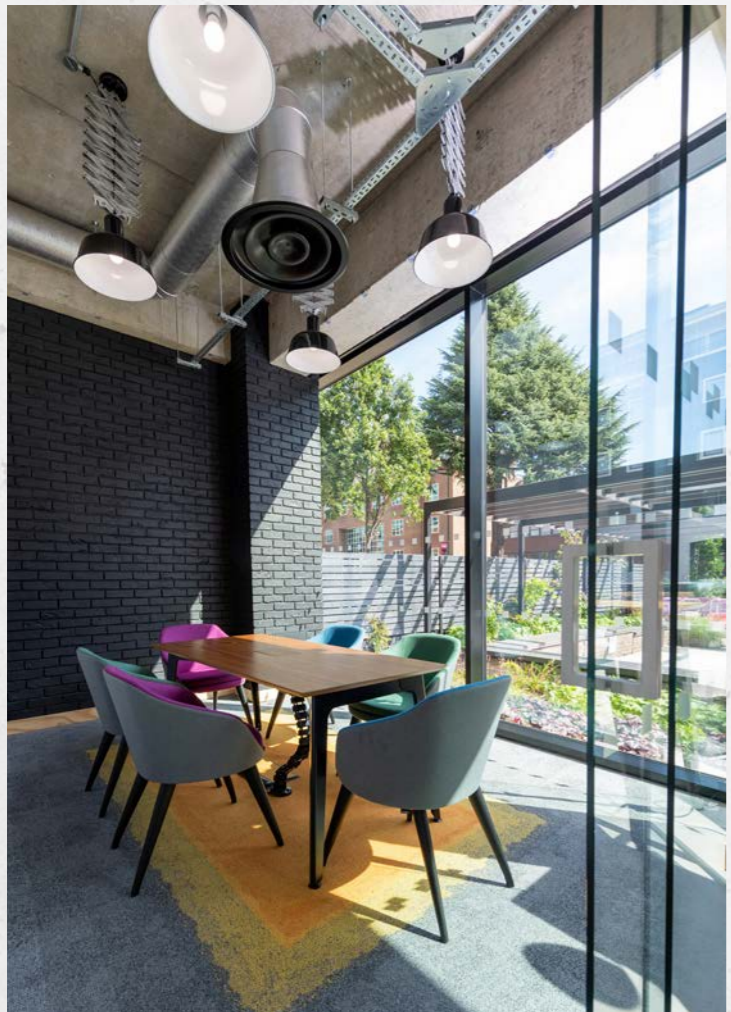
- FRONT (SOUTH) 1,907 SQ FT
- REAR 3,880 SQ FT



Not to scale. Indicative only



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



3RD FLOOR FRONT 1,907 SQ FT



TOWN CENTRE

GNR8

# WATFORD

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

WATFORD STATION



## WALKING

mins

### 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

GNR8





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

[www.gnr8clarendonroad.co.uk](http://www.gnr8clarendonroad.co.uk)

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A DEVELOPMENT BY



*In business to do business*