

**POWERFUL CONNECTIONS  
START HERE**





49 CLARENDRON RD

# GENERATING BUSINESS

**URBAN STYLE  
FROM 1,219 SQ FT**

A MIX OF COMMUNAL WORKING  
FACILITIES AND FLEXIBLE OFFICE  
SUITES, MEETING THE DEMANDS OF  
21ST CENTURY BUSINESSES

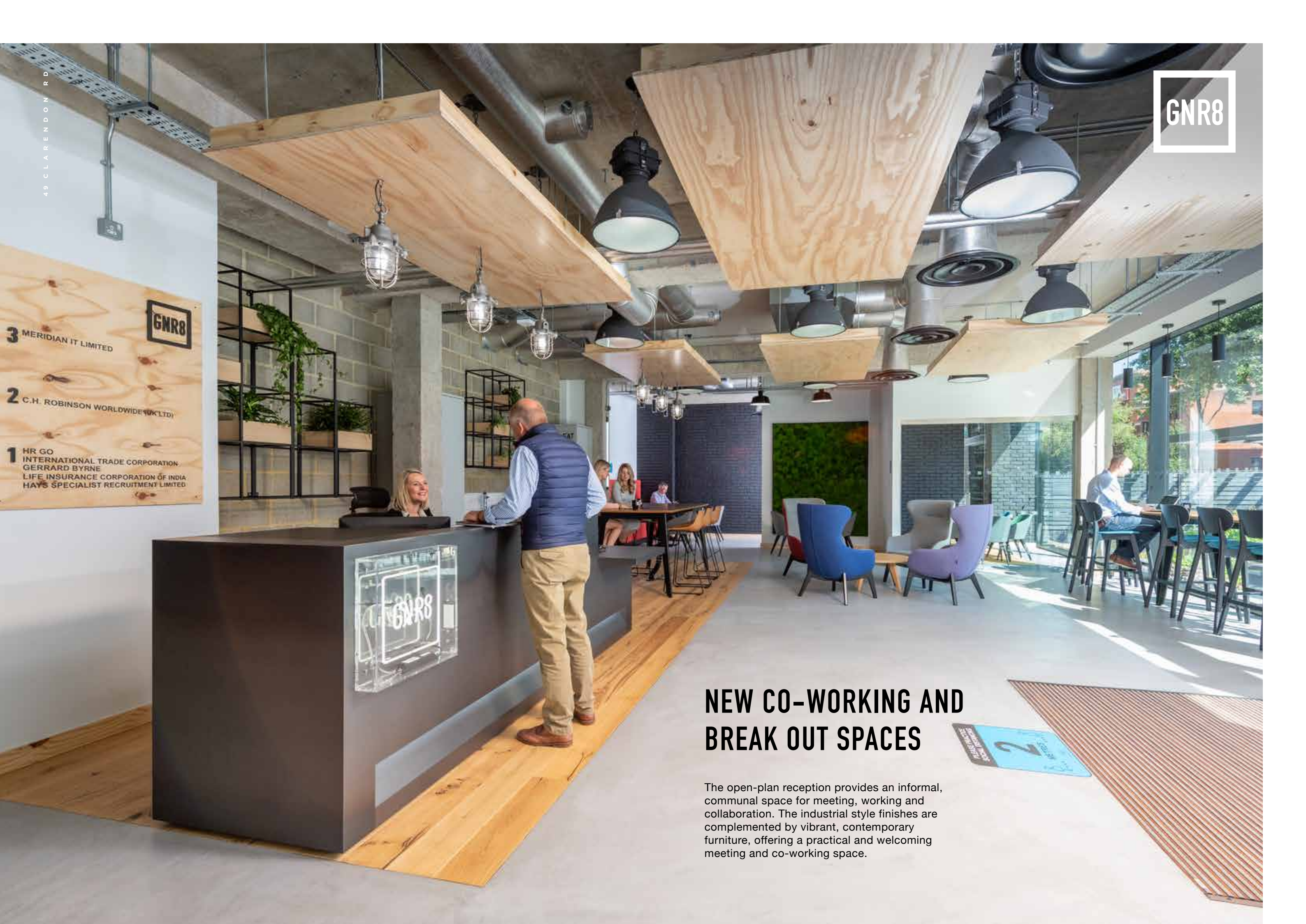


**GNR8**

- 1 HR GO  
INTERNATIONAL TRADE CORPORATION  
GERRARD BYRNE  
LIFE INSURANCE CORPORATION OF INDIA  
HAYS SPECIALIST RECRUITMENT LIMITED
- 2 C.H. ROBINSON WORLDWIDE (UK LTD)
- 3 MERIDIAN IT LIMITED

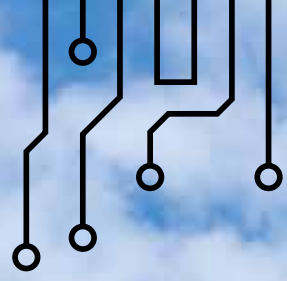
## NEW CO-WORKING AND BREAK OUT SPACES

The open-plan reception provides an informal, communal space for meeting, working and collaboration. The industrial style finishes are complemented by vibrant, contemporary furniture, offering a practical and welcoming meeting and co-working space.



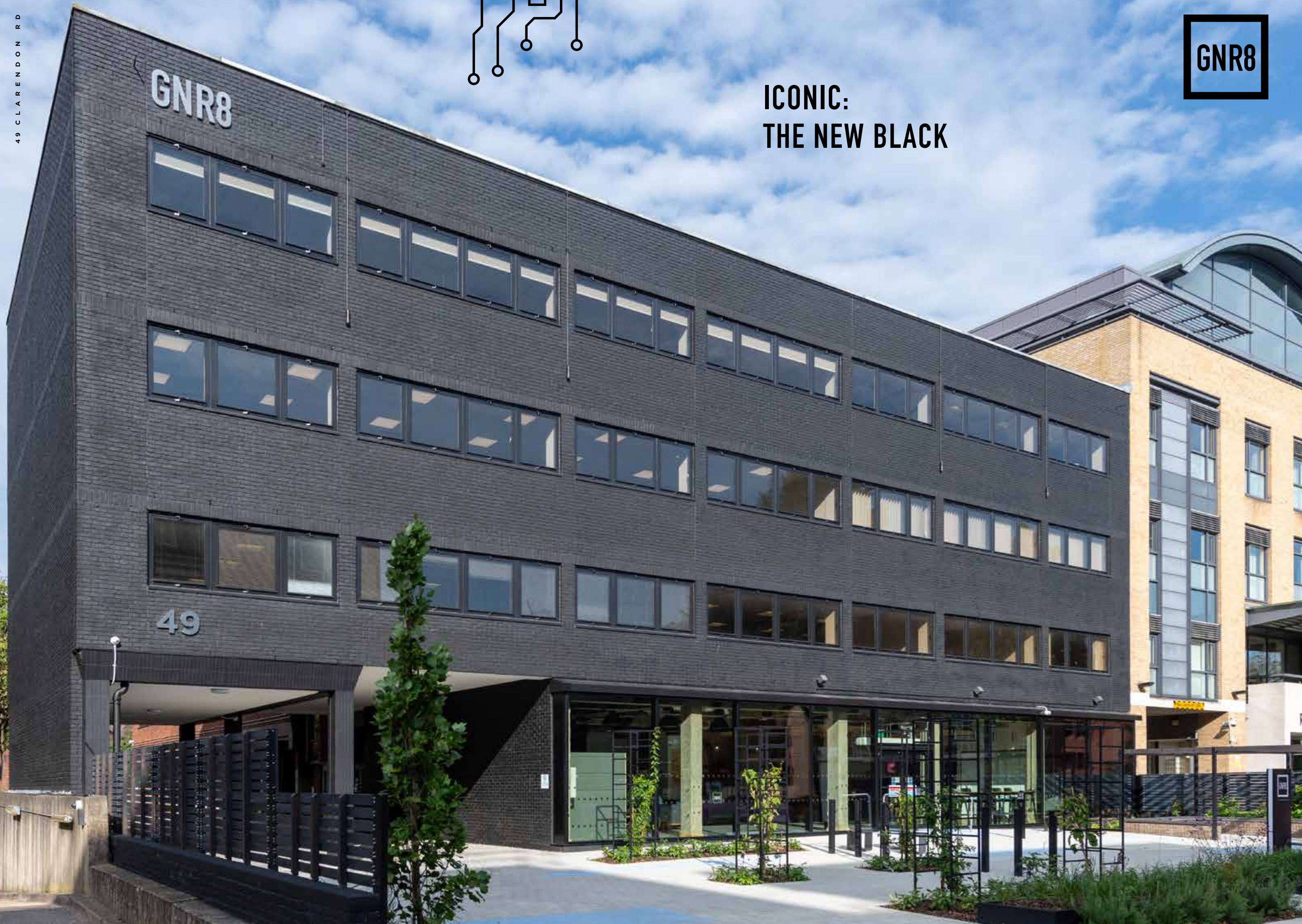


49 CLARENDON RD



**GNR8**

**ICONIC:  
THE NEW BLACK**





# GNR8

**49 CLARENDON ROAD HAS UNDERGONE A CONTEMPORARY, REFURBISHMENT PROGRAMME, DESIGNED FOR HIGH ACHIEVING BUSINESSES THAT DESIRE AN ENVIRONMENT THAT REFLECTS THEIR UNIQUE LIFESTYLE AND INDIVIDUALISM.**

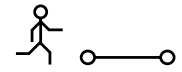
Rather than the predictable; GNR8's remodelled interior has accents of exposed brick, bright, block colours and industrial elements that create an environment, which delivers a contemporary feel as soon as you walk into the reception.

- Remodelled reception
- Ground floor amenity space with Wi-Fi
- Quiet zones
- Informal meeting booths and bookable meeting rooms
- Open-plan break out areas
- Outdoor meeting and amenity spaces
- Shower facilities
- Secure bike storage
- Shower and changing facilities
- 3 Star Fitwel certification



# WATFORD

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



## WALKING mins

### RETAIL

- 1. Intu Watford Shopping Centre 9
- 2. Debenhams 5

### HOTELS

- 3. Jury's Inn 2
- 4. Travelodge 8
- 5. Premier Inn 14

### ENTERTAINMENT

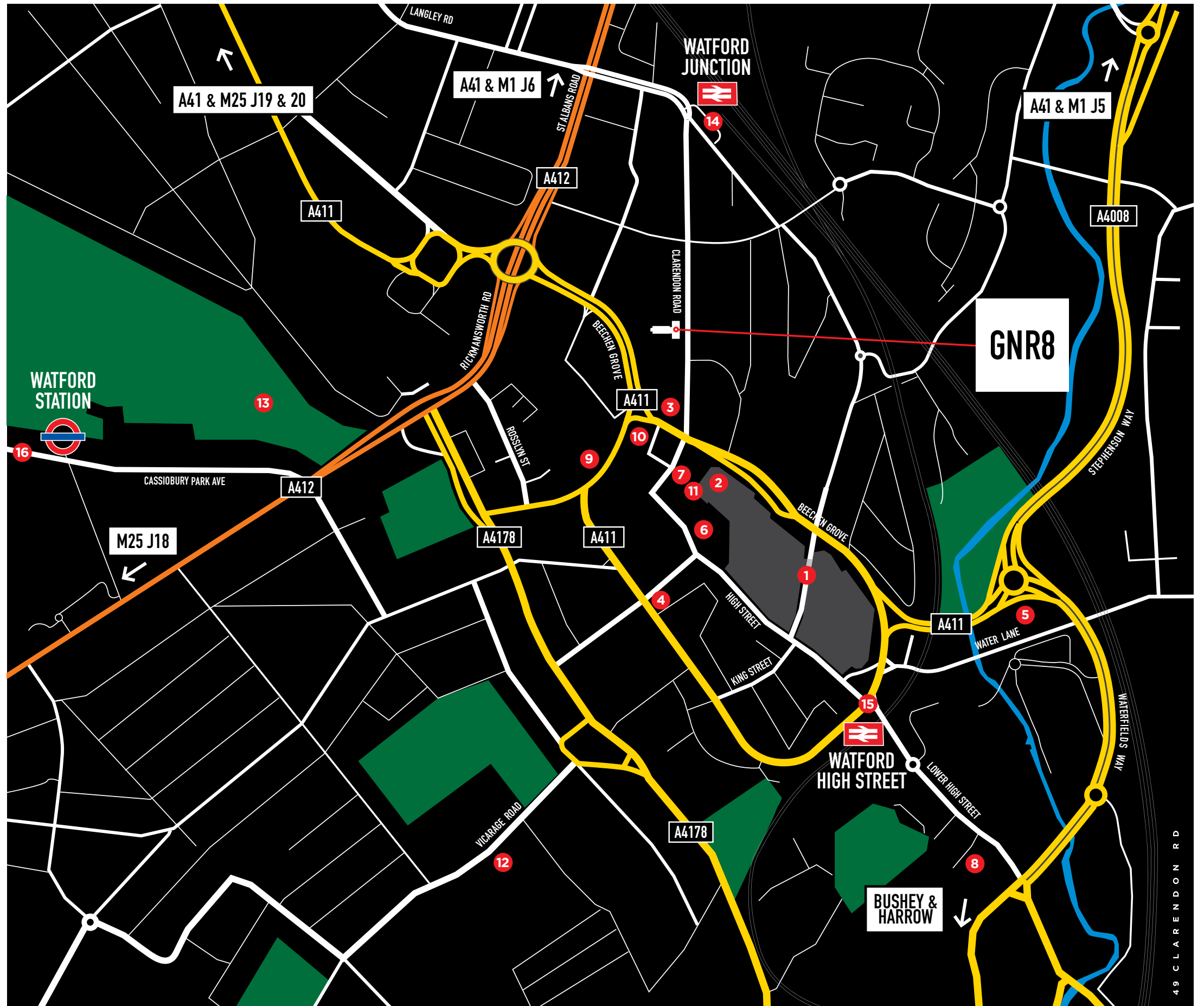
- 6. Cineworld Cinema 6
- 7. Watford Palace Theatre 4
- 8. Pump House Theatre and Arts Centre 16

### SPORT & LEISURE

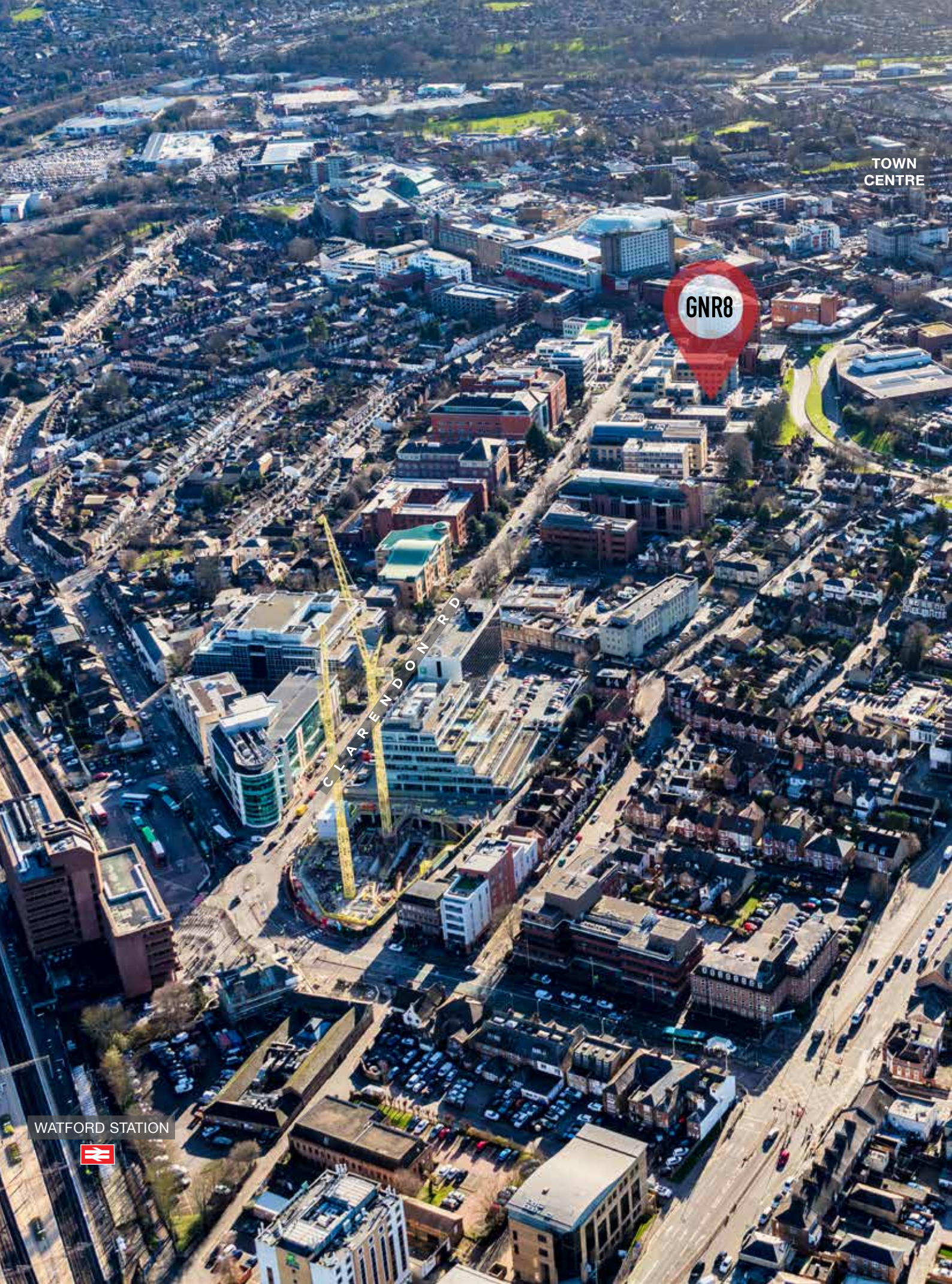
- 9. Fitness4Less 6
- 10. NRG Gym 4
- 11. YMCA Gym 4
- 12. Watford Football Club 17
- 13. Cassiobury Park 20

### TRANSPORT

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







# LOCATION

Watford is one of the major towns in Hertfordshire, situated 20 miles to the north west of London and inside the M25 motorway.

The town is a major regional centre for the northern home counties with the County Council designating Watford as one of the counties two main regional sub-centres.

Major national and multi-national companies have headquartered their businesses in Watford, especially in and around Clarendon Road, due to its excellent accessibility to London via Watford Junction station and the motorway network. Local occupiers include TK Maxx Headquarters (new European Headquarters), KPMG, PWC, Rontec, ACI, Ralph Lauren, FIS Global, Wunderman Thompson Commerce, Ricoh and BioRad.







**WATFORD TOWN CENTRE**



**NRG GYM**



**WATFORD JUNCTION**



**INTU WATFORD**



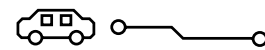
**CROXLEY PARK**

## CONNECTIVITY

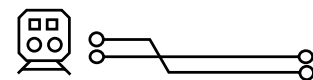
### IT'S ALL ABOUT CONVENIENCE

The Metropolitan line, Overground and mainline rail services connect to London.

It is directly on Junctions 5 & 6 of the M1 and a few minutes from the M25.



DRIVING	mins	miles
M1 J5	10	2.3
M25 J20	12	3.7
Central London via M1	57	20



TRAIN	mins
Watford Junction to Euston	15
Watford Overground to Euston	23
Watford Underground to Baker Street	45

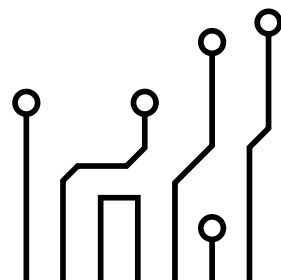
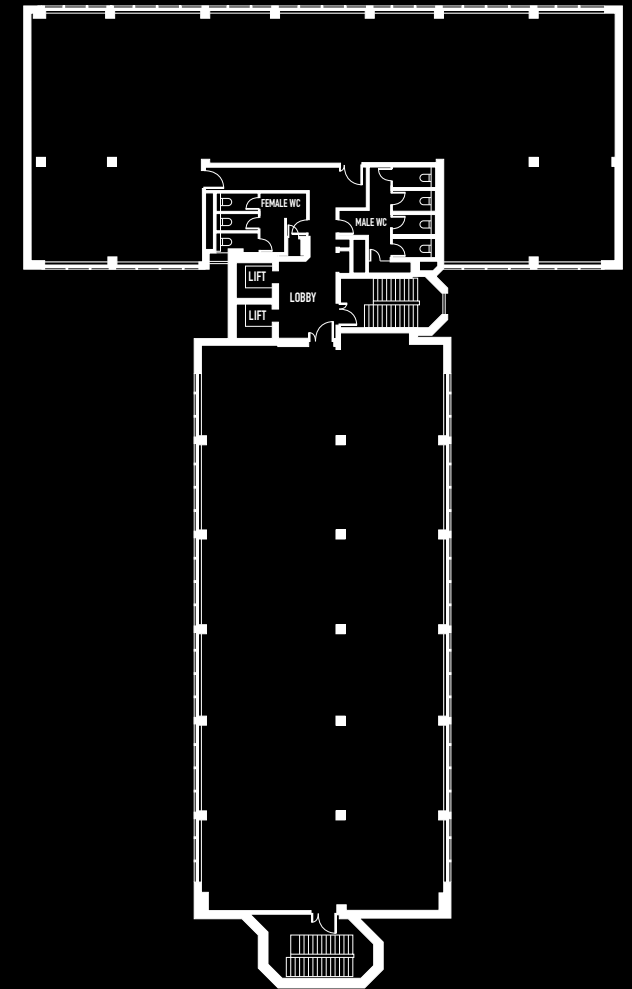
## VARYING SUITES FROM 1,219 SQ FT ON OFFER

### SPECIFICATION

- Impressive remodelled reception
- Contemporary break out space
- High speed fibre
- Wi-Fi connected meeting rooms
- Ewave score - 5 stars
- Male & female showers and changing facilities
- Remodelled cores
- Two 8 person lifts
- VRV air conditioning system
- Suspended ceiling with LED LG7 lighting
- Male, female and disabled superloos
- 4 electric vehicle charging bays
- Parking ratio of 1:375 sq.ft.
- Secure cycle racks and lockers
- Fitwel 3 star rating

ACCOMMODATION	NIA sq ft	NIA sq m
1st Floor front	1,219	113
2nd Floor rear	1,964	182
<b>Total</b>	<b>3,183</b>	<b>295</b>

## TYPICAL UPPER FLOORPLATE







## WHAT IS FITWEL?

**FITWEL IS A HIGH IMPACT BUILDING CERTIFICATION DESIGNED TO SUPPORT HEALTHIER WORKPLACE ENVIRONMENTS AND IMPROVE OCCUPANT HEALTH AND PRODUCTIVITY.**

The Fitwel scheme is the world's leading certification system that optimises buildings to support health.

Choose GNR8 to help your employees live their best lives by making it easy and convenient to make healthy choices as part of their normal working day.

### FITWEL CERTIFICATION











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

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

A DEVELOPMENT BY



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EXACT LOCATION

[what3words.com/shadow.ruby.storms](http://what3words.com/shadow.ruby.storms)

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**49 CLARENDON ROAD**  
**WATFORD | WD17 1HP**