34 Clarendon Road - Current Availability – October 2026

Suite	Size (IPMS3)	Rent	Rates Payable	Service Charge	Parking	Comments
G.1	983 sq ft	£34,405 per annum £35.00 psf	£12,350 per annum £12.56 per sq ft	£9,917 £10.08 per sq ft	2	Refurbished
1.2	2,168 sq ft	£81,300 per annum £37.50 psf	£31,635 per annum £14.59 per sq ft	£21,243 £9.80 per sq ft	4	Refurbished and Furnished CAT A+
1.3	3,027 sq ft	£105,945 per annum £35.00 psf	£42,735 per annum £14.11 per sq ft	£29,951 £9.89 per sq ft	6	Refurbished
2.3	1,178 sq ft	£44,175 per annum £37.50 psf	£13,723 per annum £11.65 per sq ft	£12,208 £10.36 per sq ft	2	Refurbished and Furnished CAT A+
3.3	1,140 sq ft	£39,900 per annum £35.00 psf	£14,970 per annum £13.13 per sq ft	£11,478 £10.07 per sq ft	2	Refurbished
3.4 + 3.5	3,041 sq ft	£106,435 per annum £35.00 psf	£37,425 per annum £12.36 per sq ft	£27,888 £9.21 per sq ft	5	Refurbished

Car Parking Ratio for building 1:726 sq ft

We will do £37.50 per sq ft for a refurbished CAT A

But will do refurbished without CAT A - £35 per sq ft.

Show suites 1.2 first as a refurbished CAT A
Then take to 3rd floor refurbished.

Explain that we will do fully fitted options for £40 per sq ft.