

Exceptional Value High Quality Town Centre Offices

28 Clarendon Road

Watford, WD17 1JJ

Office

TO LET

3,479 to 8,580 sq ft

(323.21 to 797.11 sq m)

- Light modern spacious offices
- VRF Air Conditioning
- LED lighting
- Fully Accessible Raised Floors
- 2x10 Person Passenger Lifts
- BREEAM Rating 'Very Good'
- On-Site Car Parking
- 2 Showers

28 Clarendon Road, Watford, WD17 1JJ

Summary

Available Size	3,479 to 8,580 sq ft
Rent	£22 per sq ft
VAT	Applicable
EPC Rating	B (50)







Description

28 Clarendon Road is a high quality, energy efficient headquarters office building prominently situated in the main business area of Watford town centre.

Location

28 Clarendon Road is located within easy walking distance of Watford Junction Station, the High Street and the Atria Shopping Centre, the largest in Hertfordshire. The town centre benefits from an outstanding range of shops, cafés and restaurants including Marks & Spencer, Sainsbury's, Yo! and Wagamama.

Situated immediately opposite Leornado Hotel and there are a further 4 hotels in the town centre all within walking distance. The Grove 5* hotel and golf complex is within 2 miles.

Watford benefits from a range of leisure facilities including golf courses, gymnasiums, swimming pools and a multi-screen cinema.

There are 9 car parks within a short walk.

Accommodation

The available accommodation comprises the ground and second floors.

Name	sq ft	sq m	Availability
2nd	5,101	473.90	Available
Ground	3,479	323.21	Available
Total	**8,580**	**797.11**	

Terms

The accommodation is available on a floor by floor basis on a new full repairing and insuring lease (by way of service charge) for a term to be agreed.

Service Charge

A service charge is payable for the provision of services and the maintenance of common parts of the building.

VAT

VAT is charged on the rent and service charges

Viewings

Strictly by appointment via joint agents (Monday to Friday 0900 to 17:30)

Viewing & Further Information

Philip Cook

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