ELEVEN

Station Rd Watford

Up to 20,583 sq ft of comprehensively refurbished Grade A offices

ELEVENSTATIONROAD.COM

Eleven Station Rd

Watford



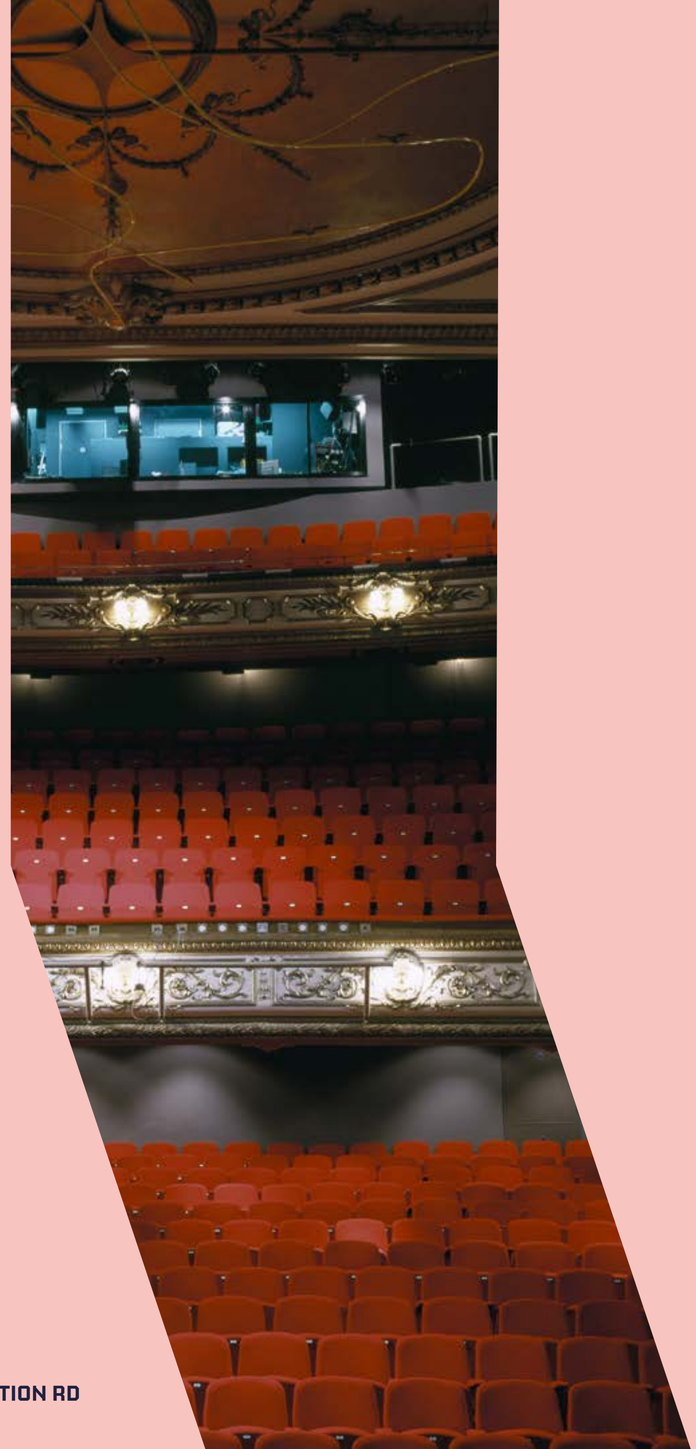
ELEVEN more to do

Watford is the principal office location in Hertfordshire – a dynamic and thriving business hub with a diverse range of companies and industries.

An unparalleled location for connectivity; it is close to multiple M1 and M25 junctions giving easy links to all of the London Airports as well as major UK cities. Direct public transport links to London give access to a large, diverse, and highly talented employment pool.

Watford is good for business.





Art & Culture

Watford has a rich cultural scene, with a variety of events and festivals taking place throughout the year. Housed at The Watford Museum is a significant selection of fine art paintings including the notable Cassiobury Collection.

The Watford Palace Theatre is a hub for performing arts, and The Watford Colosseum hosts concerts and events year-round.









Drink & Eat

A caffeine kick or after work drink, there is plenty to choose from near Eleven Station Rd.

The Junction Cafe is ideal for your morning jolt, with O'Neill's being perfectly situated for a swift half in the evening. It has a huge terrace, large selection of drinks and also some great pub grub.

Watford has a fantastic variety of eating spots including many gourmet pubs and restaurants. For a quick bite Watford Market, set over two floors, has countless street food options from all over the world.


ELEVEN
KEEP CLEAR
BUS LANE

Shopping

One of the most popular shopping destinations in Watford is The Atria, home to over 140 stores including Apple, Next and Hugo Boss.

On the High Street are a number of independent stores, as well as major retailers such as M&S and Waterstones. The iconic Watford Market is home to a variety of merchants ranging from barbers to a skate shop.





Sports & Leisure

The Grove is home to one of the most prestigious Championship golf courses in the UK. With guest rooms, a spa, and banqueting suites, as well as a newly refurbished bar, terrace and courtyard; it's ideal for a relaxing day or overnight stay. Why not watch Watford FC at their Vicarage Road ground, which also offers a fantastic range of hospitality packages.

For some light-hearted entertainment, Watford has plenty of local attractions including Warner Bros Harry Potter Studio Tour and a range of Cinemas.

The town's impact on the cultural and sporting life of the nation is well demonstrated by the provenance of many luminaries including Elton John, Geri Horner, Robert Glenister, Bradley Walsh, Terry Scott, Vinnie Jones, Kelly Smith, Anthony Joshua and Gareth Southgate.

ELEVEN Better Connectivity

By Train
from Watford Junction

- St. Albans Abbey — 17 MINUTES
- London Euston — 18 MINUTES
- Milton Keynes Central — 19 MINUTES
- King's Cross St. Pancras Int.* — 27 MINUTES
- Birmingham New St. — 66 MINUTES
- Manchester Piccadilly* — 124 MINUTES

By Car
from Eleven Station Rd

- M1 (J5) — 06 MINUTES
- M25 (J19) — 09 MINUTES
- M25 (J20) — 10 MINUTES
- London Heathrow Airport — 28 MINUTES
- London Luton Airport — 30 MINUTES

By Tube
via the Metropolitan Line
from Watford Station

- Wembley Park — 25 MINUTES
- Finchley Road — 33 MINUTES
- Baker St. — 40 MINUTES
- King's Cross St. Pancras Int. — 45 MINUTES
- Liverpool St. — 53 MINUTES

By Bike
from Eleven Station Rd

- Rickmansworth — 21 MINUTES
- Kings Langley — 25 MINUTES
- Chorleywood — 39 MINUTES
- Hemel Hempstead — 43 MINUTES
- St. Albans — 47 MINUTES

* Requires a change

**Times According to Google Maps

ELEVEN STATION RD



Leisure

Retail

01 Atria Watford Shopping Centre
02 Marks & Spencer
03 Next
04 Apple
05 Hugo Boss
06 Hollister
07 Zara

Entertainment

08 Cineworld Cinema
09 Hollywood Bowl
10 Watford Palace Theatre
11 Pump House Theatre and Arts Centre
12 Watford Colosseum
13 Boom Battle Bar
14 Putt shack
15 Flip Out

Hotels

16 Leonardo Hotels
17 Holiday Inn
18 Premier Inn
19 Holiday Inn Express
20 The Grove

Food & Drink

21 O'Neill's
22 The Florist
23 Pret A Manger
24 Café Nero
25 Côte Brasserie
26 Las Iguanas
27 TGI Fridays
28 The Beech House
29 Wagamama
30 Pizza Express

Wellness

31 Fitness4Less
32 NRG Gym
33 YMCA Gym
34 Watford Leisure Centre
35 David Lloyd – Bushey
36 Cassiobury Park
37 West Herts Golf Club
38 Golf at the Grove
39 Watford FC
40 Top Golf

ELEVEN STATION RD

ELEVEN better company



ELEVEN better offices



Station Rd

Introducing Eleven Station Rd;
an iconic Watford building which has been thoughtfully transformed into a modern office, designed to meet the highest standards of sustainability.

Situated opposite Watford Junction Station and in the heart of Watford's business district, Eleven is Even greener with Even more space and Even quicker connections.



Reception


ELEVEN better rooftterraces

Building Specification

BREEAM®

BREEAM
Very Good



EPC A Rating



Outdoor Roof
Terraces



99 Parking Spaces
(1:396 sq ft)
8 EV Chargers



Concierge
Reception



1:10 Occupancy
Ratio



VRF Air Conditioning



Filtered Air
Ventilation System



2.5 – 3.8m
Floor-to-Ceiling



50mm Raised
Floor Void



Exposed Services
Ceilings



LED Lighting



Contactless
Entry System



2x 8 Person Lifts



50 Cycle Spaces



48 Lockers



4 Showers



Touch Free
Taps Toilets &
Entrance Doors


ELEVEN more space



Third floor office space



Changing room



Cycle store



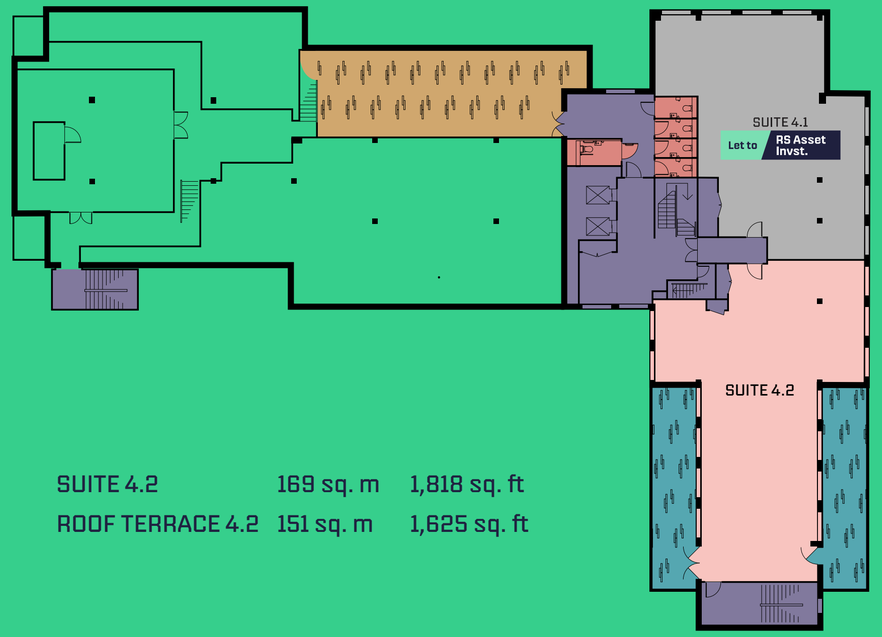
Showers

The Offices at Eleven Station Road

IPMS3

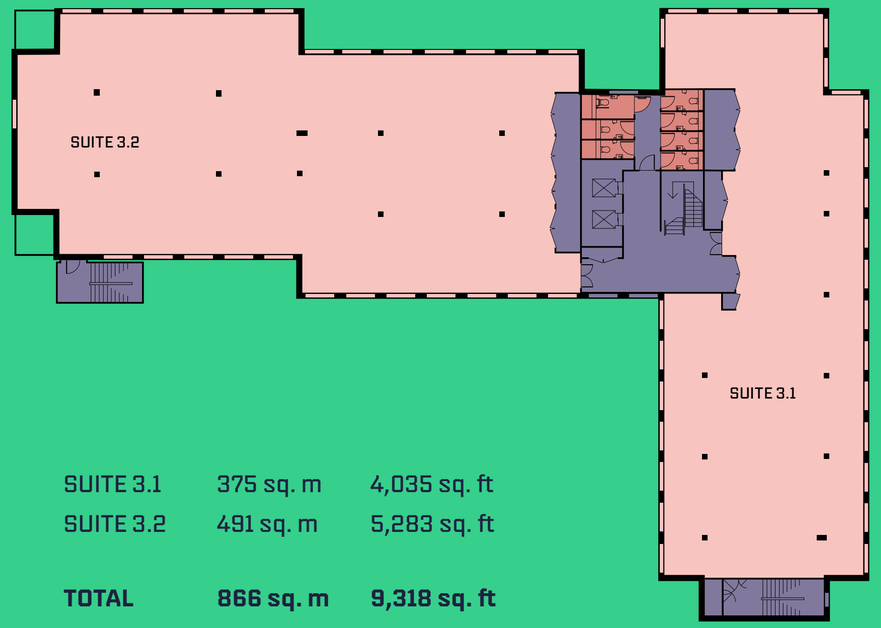
Level	Suites	SQ. M	SQ. FT	Availability	
Fourth Floor	4.1	144	1,546	Let	RS Asset Invst.
	4.2	169	1,818	Available	
Fourth Total		**169**	**1,818**		
Third Floor	3.1	375	4,035	Available	
	3.2	491	5,283	Available	
Third Total		**866**	**9,318**		
Second Floor	2.1	375	4,035	Available	
	2.2	503	5,412	Available	
Second Total		**878**	**9,447**		
First Floor	1.1	468	5,036	Let	Home Office
	1.2	503	5,412	Let	
First Total		**971**	**10,448**		
Ground Floor	0.1	105	1,130	Let	IWG International Workplace Group
	0.2	507	5,455	Let	
Ground Total		**612**	**6,585**		
Building Total (available)			**1,913**	**20,583**	
Foyer Total			**123**	**1,324**	
Roof Terrace Total			**151**	**1,625**	

Fourth Floor



SUITE 4.2	169 sq. m	1,818 sq. ft
ROOF TERRACE 4.2	151 sq. m	1,625 sq. ft

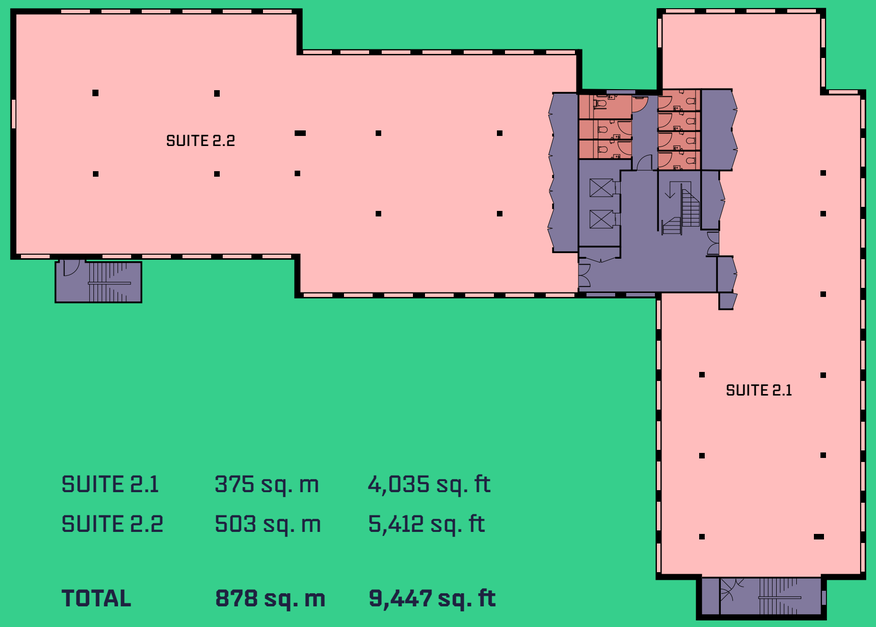
Third Floor



SUITE 3.1	375 sq. m	4,035 sq. ft
SUITE 3.2	491 sq. m	5,283 sq. ft
TOTAL	**866 sq. m**	**9,318 sq. ft**

OFFICE
LET
Core
WCs
Roof Terrace

Second Floor



SUITE 2.1	375 sq. m	4,035 sq. ft
SUITE 2.2	503 sq. m	5,412 sq. ft
TOTAL	**878 sq. m**	**9,447 sq. ft**

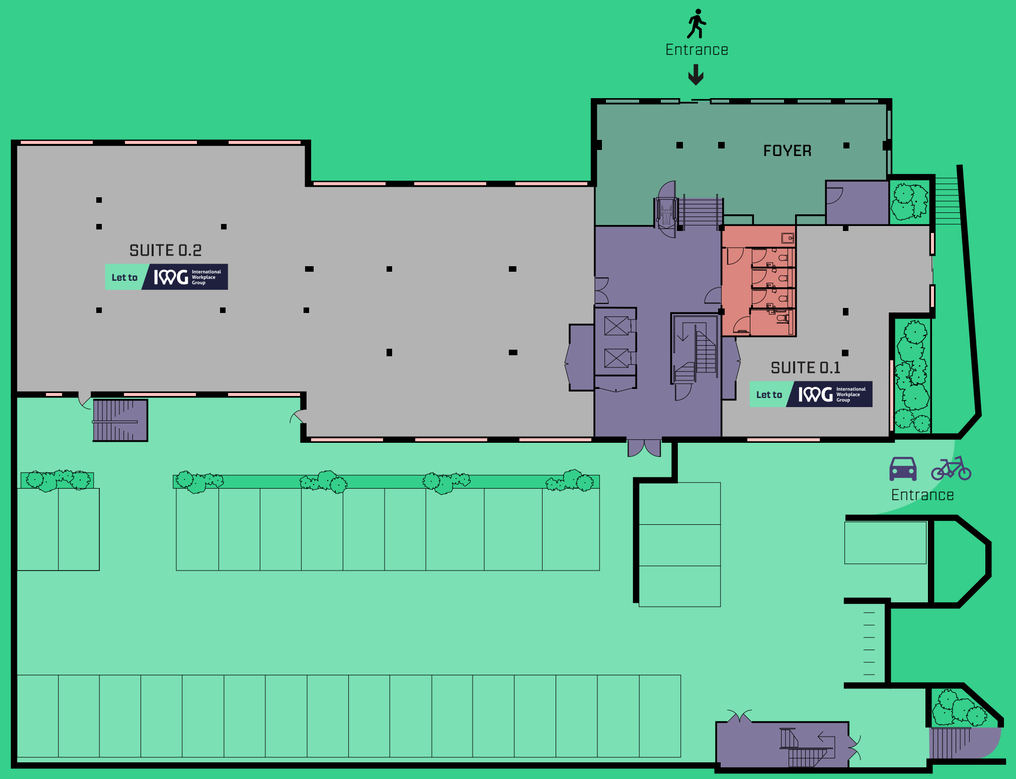
First Floor



SUITE 1.1	468 sq. m	5,036 sq. ft
SUITE 1.2	503 sq. m	5,412 sq. ft
TOTAL	**971 sq. m**	**10,448 sq. ft**

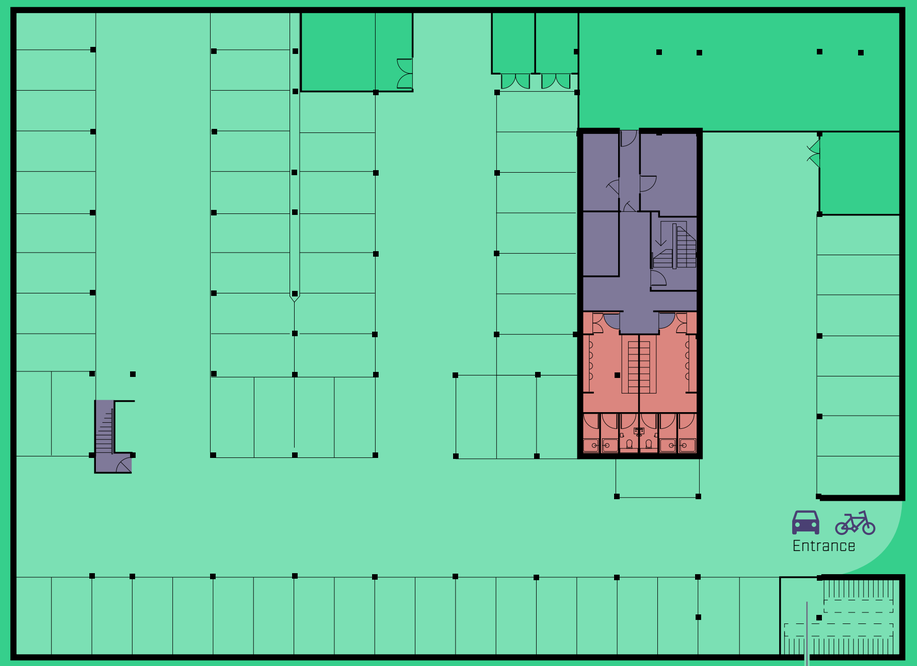
OFFICE
Core
WCs
LET

Ground Floor



SUITE 0.1	105 sq. m	1,130 sq. ft
SUITE 0.2	507 sq. m	5,455 sq. ft
FOYER	123 sq. m	1,324 sq. ft
TOTAL	**612 sq. m**	**6,585 sq. ft**

Basement



99 Parking Spaces 8 EV Spaces 50 Cycle Spaces

OFFICE Core WCs & Showers

FOYER Car and Bike Parking LET

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