GNR8

OFFICE SUITES TO LET

49 CLARENDON RD



GNR8



GROUND FLOOR COMMUNAL SPACE











A DISTINCTIVE, VIBRANT WORKPLACE



fitwel®

AWARDED HIGHEST ACCREDITATION FOR HEALTHIER WORKPLACE ENVIRONMENTS.



FITWEL CERTIFICATION

★★★



EPC B

GNR8

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

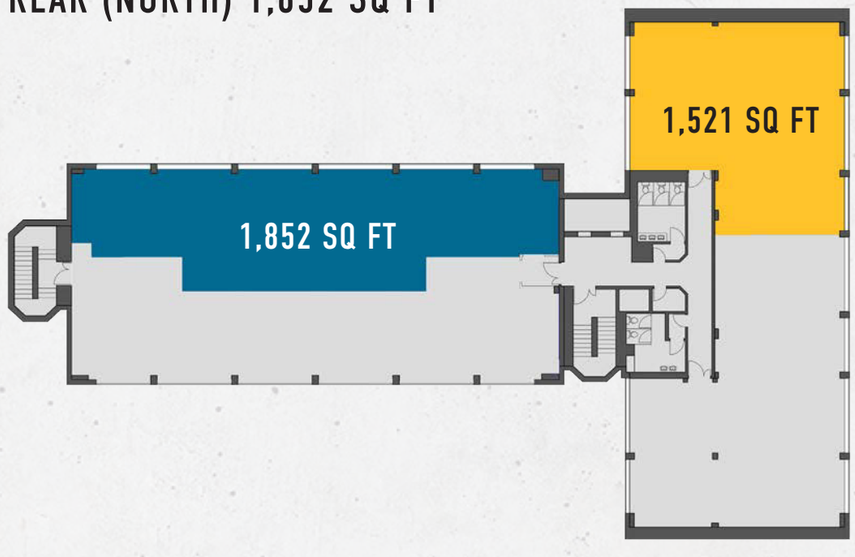
	SQ FT	SQ M
2nd Floor front (North)	1,521	141
FULLY FURNISHED Desks 16 Meeting rooms 2 Kitchen 1		
2nd Floor rear (North)	1,852	172
3rd Floor front (South)	1,907	177
3rd Floor rear	3,880	360
TOTAL	9,160	851

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2ND FLOOR

FRONT (NORTH) 1,521 SQ FT FULLY FURNISHED

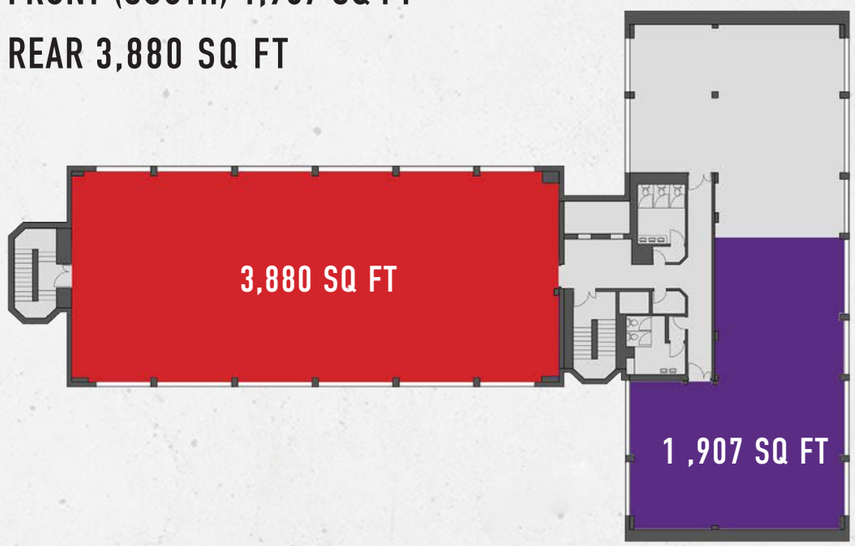
REAR (NORTH) 1,852 SQ FT



3RD FLOOR

FRONT (SOUTH) 1,907 SQ FT

REAR 3,880 SQ FT

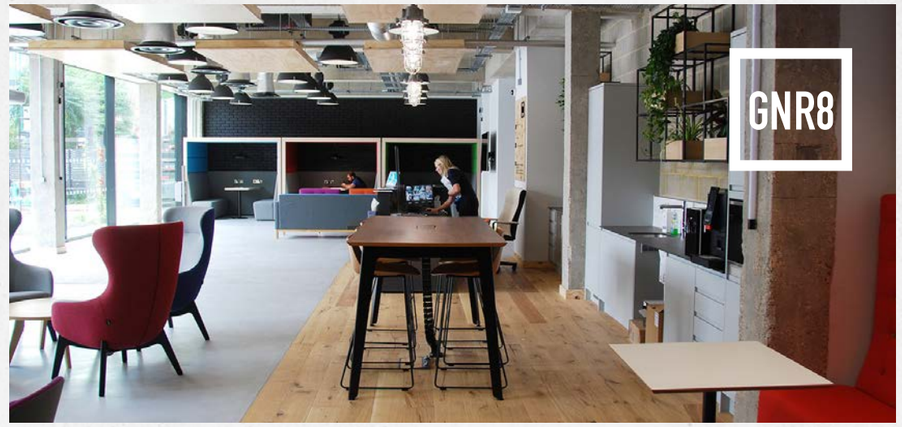


Not to scale. Indicative only



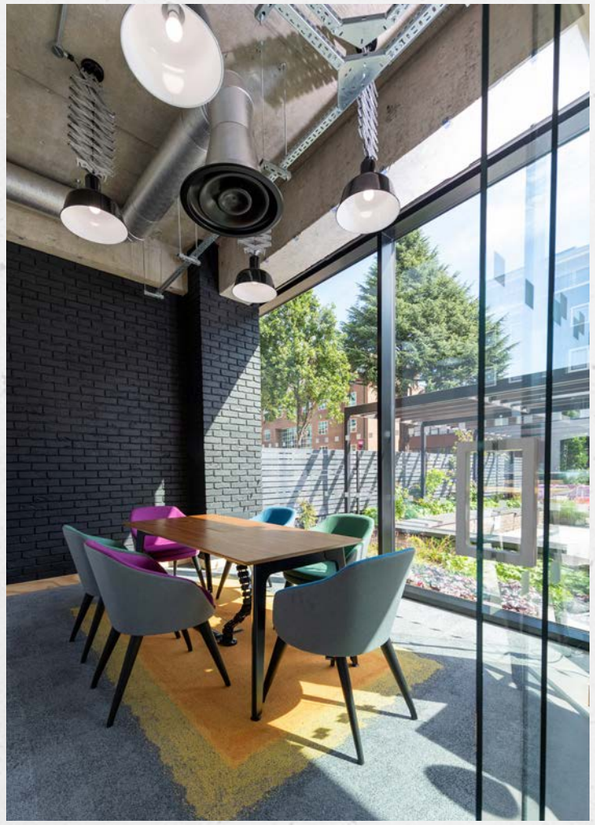
2ND FLOOR FRONT (NORTH)1,521 SQ FT FULLY FURNISHED















3RD FLOOR FRONT 1,907 SQ FT



WATFORD

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

GNR8

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



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A DEVELOPMENT BY

RO

In business to do business

This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All floor areas quoted are estimated on a net internal basis and should be verified by interested parties. May 2026.