



Grade A office building situated very close to the town centre retail and leisure facilities. Short walk to Watford Junction Station

28 Clarendon Road

Watford, WD17 1JJ

Office

TO LET

5,101 sq ft

(473.90 sq m)

- VRF Air Conditioning
- Suspended Ceilings
- Fully Accessible Raised Floors
- 2x10 Person Passenger Lifts
- Comprehensively Refurbished in 2013
- BREEAM Rating 'Very Good'
- On-Site Car Parking

28 Clarendon Road, Watford, WD17 1JJ

Summary

Available Size	5,101 sq ft
Rent	£31 per sq ft
Business Rates	N/A
EPC Rating	C (39)

Description

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

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, Zizzi, Pizza Express and Wagamama.

Situated opposite Jury's Inn hotel 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.

Viewings

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

Terms

The accommodation is available 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



Viewing & Further Information

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