34

CLARENDON ROAD

WATFORD, WD17 1JJ

- HIGH QUALITY REFURBISHED AIR-CONDITIONED OFFICE SUITES
- FULLY FITTED OPTIONS
- FLEXIBLE SUITES TO LET WITH ON-SITE CAR PARKING
- FROM 957 - 6,814 SQ FT (89 - 633 SQ M)

34clarendonroad.com

A CONTEMPORARY REFURBISHMENT





34 Clarendon Road is located on Watford's main office thoroughfare midway between Watford Junction station and the High Street's retail and leisure facilities.

The offices and common parts have been recently refurbished to a very high standard creating a modern first class working environment.

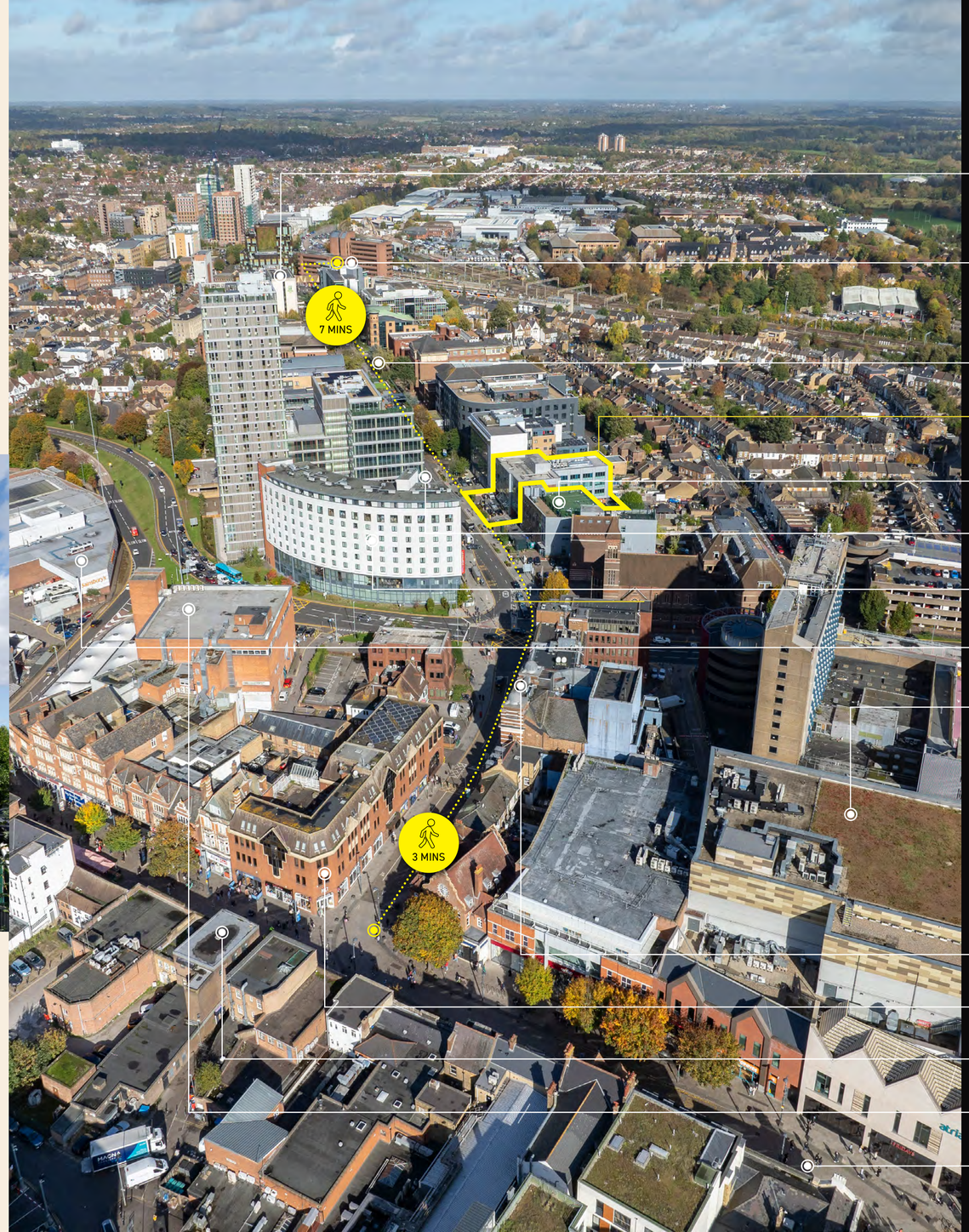
WATFORD'S PRIME BUSINESS LOCATION

Clarendon Road is Watford's principle town centre office location leading from the High Street to Watford Junction Station. The street was upgraded by Watford Council at a cost of £10.1m and has been chosen as an office location by TJX, KPMG, PWC, Ralph Lauren, Allwyn and Epson.



Neighbouring tenants include:

TJX · KPMG · RALPH LAUREN · pwc · allwyn · EPSON



34 CLARENDON ROAD

HOLIDAY INN

WATFORD JUNCTION

Journey time to London Euston from 15 minutes

CLARENDON ROAD

ST JOHN'S PRIMARY SCHOOL

BLA BLA CAFÉ

LEONARDO HOTEL

SAINSBURY'S

HARLEQUIN WATFORD

Retailers include:

Retail	Food & Drink	Leisure
Apple	Cassio Lounge	Boom Battle Bar
Boss	Costa	Cineworld
Hollister	Cote Brasserie	Escape House
JD Sports	Las Iguanas	Hollywood Bowl
M&S	Pizza Express	Puttshack
Next	Starbucks	
New Look	The Beech House	
Superdry	Yo!	
Uniqlo		

PALACE THEATRE

PRET

STARBUCKS

NRG GYM

HIGH STREET

HIGH QUALITY OFFICES


Suite 1.2

AMENITIES

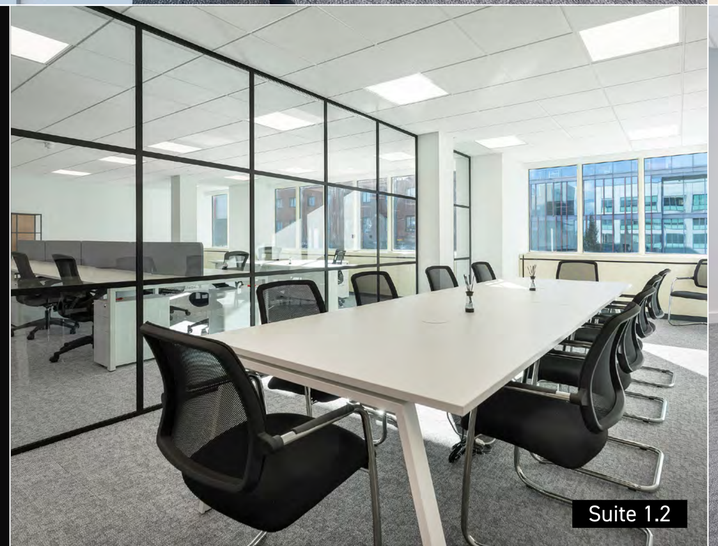
- VRV air conditioning
- Raised floors
- 13 person passenger lift
- Suspended ceiling with LED lighting
- Male, female & disabled WCs
- Shower facilities
- Cycle storage
- On-site parking
- 24 hour access

Flexible options available

34 Clarendon Road has undergone a comprehensive refurbishment programme, delivering a range of high-quality Cat A and Cat A+ office suites.

The refurbishment includes an enhanced reception area, improved wayfinding, upgraded WC facilities, communal areas and end-of-journey facilities.

The Landlord has created a variety of accommodation options, including fully fitted, partially fitted and unfitted suites, providing occupiers with flexibility to suit their individual requirements. The remaining accommodation can be tailored to an occupier's exact requirements, with fit-out works undertaken either by the Landlord or an occupier's preferred contractor.


Suite 1.2


Suite 1.2

FULLY FITTED OPTIONS AVAILABLE FOR EACH SUITE





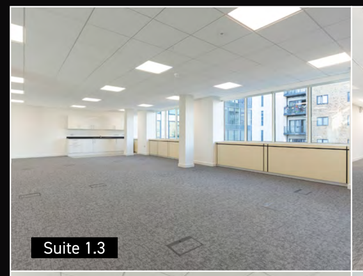


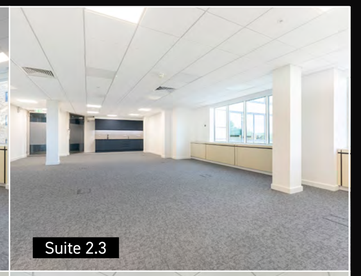


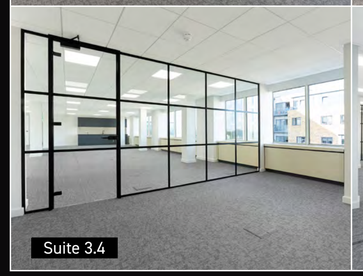
ACCOMMODATION

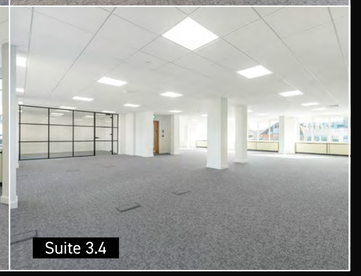
Floor	Suite	Sq ft	Sq m	Car spaces
Ground	G.1	957	88.9	2
First	1.2	2,050	190.4	4
	1.3	2,893	268.7	6
Second	2.3	1,174	109.1	2
	2.4	1,577	146.5	3
Third	3.1/3.2	3,012	279.8	6
	3.3	1,109	103.0	2
	3.4/3.5	2,693	250.1	6
Total		**15,465**	**1,436.5**	

Approximate IPMS3 floor areas.


Suite 1.3

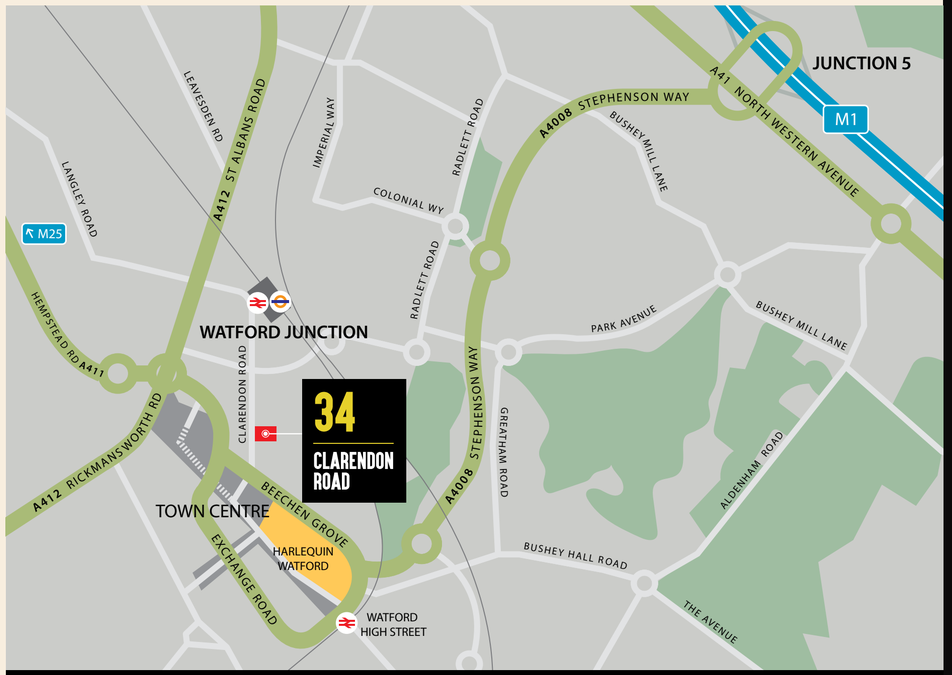

Suite 2.3


Suite 3.4


Suite 3.4

PERFECTLY SITUATED

Watford is situated 17 miles North West of Central London and adjoins the M1 and M25 motorways. The town centre has a wide range of retail, leisure and hotel facilities.



TRAVEL TIMES

By Rail (Watford Junction)	Mins
London Euston	15
Milton Keynes	22
Clapham Junction	41
Birmingham New Street	69

By Underground	Mins
Wembley Park	26
Baker Street	40
King's Cross St Pancras	44
Moorgate	50

By Road	Miles
M1 (Junction 5)	1.9
M25 (Junction 19)	3.6
Luton Airport	18
Heathrow Airport	22
Stansted Airport	46

→ WHAT3WORDS: ///SHRIMP.BOTHER.MOVIE

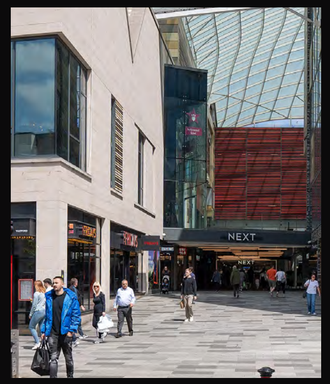
→ GOOGLE MAPS: WD17 1JJ













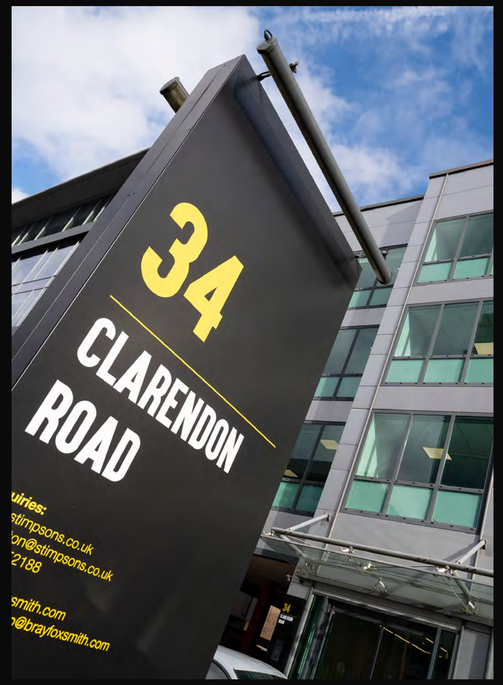




34

CLARENDON ROAD

WATFORD, WD17 1JJ





34clarendonroad.com

FURTHER INFORMATION

TERMS

Upon application.

VIEWING

Strictly by appointment through the joint agents.

Claudio Palmiero
07896 205 786
claudiopalmiero@brayfoxsmith.com

Paul Smith
07730 816 995
paulqsmith@brayfoxsmith.com

Philip Cook
07801 098 097
philip.cook@stimpsons.co.uk

Graham Payne
07801 098 096
graham.payne@stimpsons.co.uk

bray fox smith
brayfoxsmith.com
020 7629 5456

Stimpsons
01923 252188
www.stimpsons.co.uk

Misrepresentation Act 1967: Messrs Bray Fox Smith and Stimpsons for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs Bray Fox Smith and Stimpsons nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Compiled November 2026.

Designed by GKA Design | gkadesign.com | 0204 511 0112