

# FORTY SIX

CLARENDON ROAD

11,508 sq ft of Grade A office space



FORTY SIX

46 CLARENDON ROAD IS BEING  
FULLY REPOSITIONED TO MEET  
THE NEEDS OF THE MODERN  
DAY OFFICE OCCUPIER

46



46 Clarendon Road is undergoing a transformational refurbishment, that reflects the modern-day business needs of staff well-being, convenience & quality.

The new design features, by Minifie Architects, look to enhance the building not just visually but also physically, both internally and externally.

The reception is being extended and will offer informal break out space with a business lounge feel incorporating a coffee machine as well as an array of contemporary lounge furniture to create a unique and impactful experience when arriving at the building.

The exterior will have a new 'podium' installed at the front of the building with a green roof featured on the ground floor extension that will improve local air quality and along with the new glazed atrium will create a seamless vista for the first and second floor offices.

In addition, there will be a communal outdoor courtyard, our 'Secret Garden', for occupants to enjoy whether for informal meetings with colleagues or just to take some time out.



FIRST FLOOR CAT A OFFICE SPACE - 11,508 SQ FT



1st Floor



Ground Floor






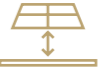

ACCOMMODATION

46 Clarendon Road is arranged over ground and four upper floors.







The available accommodation is located on the 1st floor and comprises 11,508 sq ft of contemporary refurbished office accommodation.

SPECIFICATION

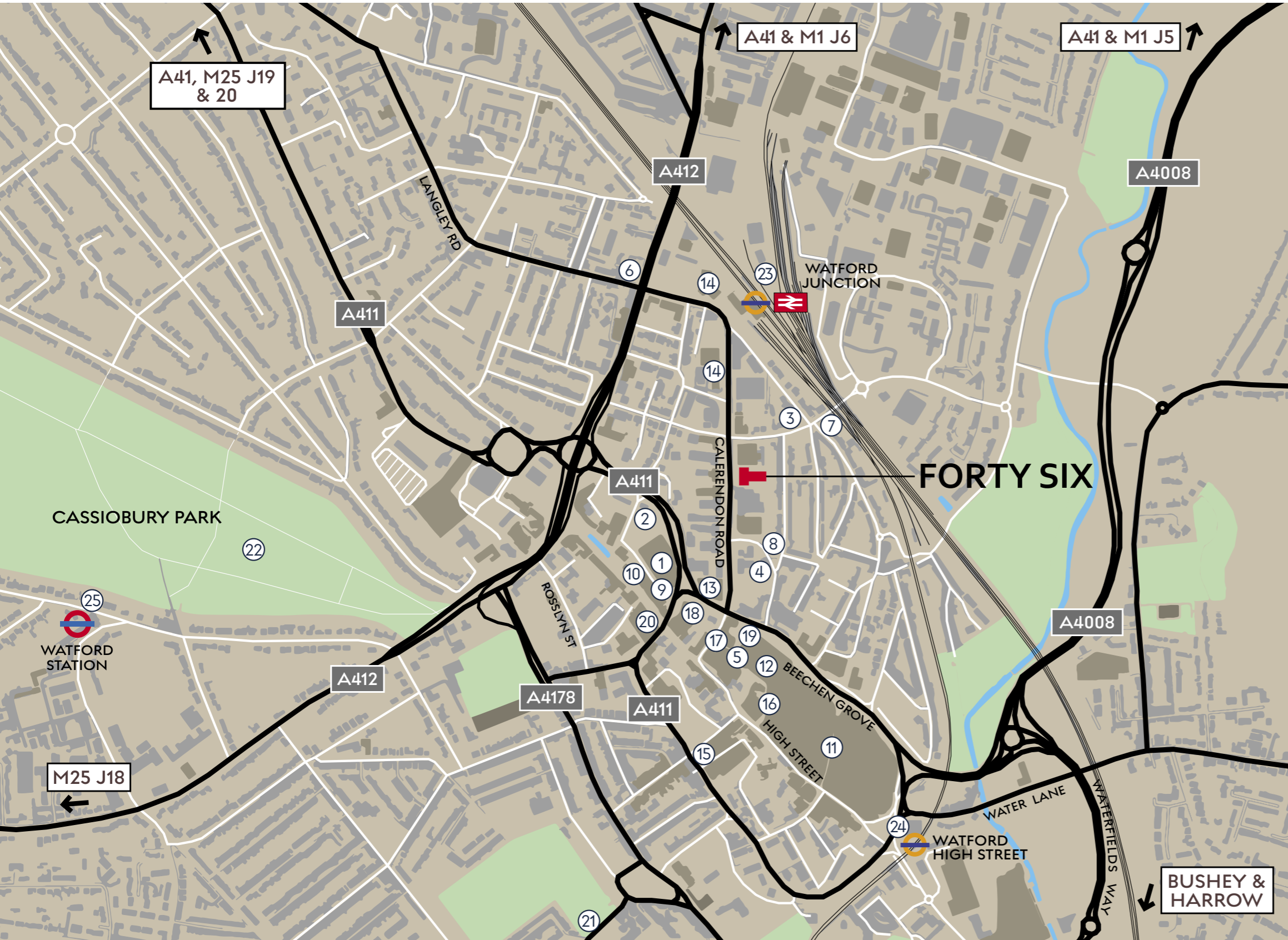
Refurbished using natural finishes with Wellbeing at its heart

-   
New VRF air conditioning
-   
New linear LED lighting
-   
Exposed M&E services
-   
Fully accessible raised floors
-   
Targeting EPC B

AMENITIES

-   
On-site car parking (1:360 sq ft)
-   
1 car space EV enabled
-   
Secure cycle storage & repair station
-   
Male & female showers
-   
Outdoor courtyard
-   
Business lounge





## WATFORD

Fast connections, a thriving business community, competitive property prices and open, green space makes Watford a thriving town.

### WALKING

MINS

#### FOOD & BERVERAGE

1. Sainsbury's	8
2. Drinks on the run	6
3. The Estcourt Arms	4
4. Golden Lion	4
5. Costa Coffee	5
6. Junction Café & bistro	7
7. Minimart	3
8. Estcourt Tavern	3
9. Fireaway Pizza	6
10. L'Artista	8

#### RETAIL

11. Debenhams	9
12. Intu Watford Shopping Centre	5

#### HOTELS

13. Jury's Inn	2
14. Holiday Inn	3
15. Travelodge	8

#### ENTERTAINMENT

16. Cineworld Cinema	6
17. Watford Palace Theatre	4

#### SPORT & LEISURE

18. NRG Gym	4
19. YMCA Gym	4
20. Fitness4Less	6
21. Watford Football Club	17
22. Cassiobury Park	20

#### TRANSPORT

23. Watford Junction Station	5
24. Watford High Street Station	13
25. Watford Underground Station	23

## LOCATION

Fast connections for a thriving business community, within a vibrant town

## CONNECTIVITY

It's all about convenience

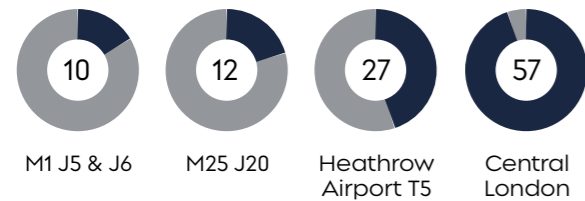
The Metropolitan line, Overground and mainline rail services connect to London.

Watford is directly on Junctions 5 & 6 of the M1 and a few minutes from the M25.

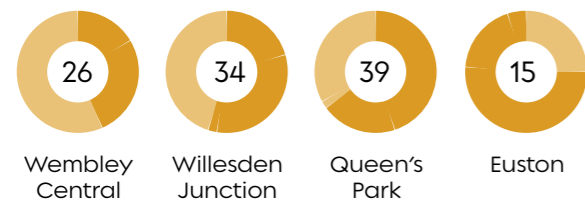
DRIVING	MINS	MILES
M1 J5 & 6	10	2.3
M25 J20	12	3.7
Central London via M1	57	20

TRAIN	MINS
Watford Junction to Euston (West Midlands)	15
Watford Junction Overground to Euston	15
Watford Underground to Baker Street (Metropolitan Line)	43

### DRIVE TIMES in minutes



### OVERGROUND TRAIN TIMES in minutes



Source: tfl.gov.uk





11,508 sq ft of Grade A office space

## FORTY SIX

CLARENDON ROAD

[46-clarendon.com](http://46-clarendon.com)

### Contact the agents



Roddy Abram  
[rodny.abram@knightfrank.com](mailto:rodny.abram@knightfrank.com)  
020 7629 8171

Tom Slater  
[tom.slater@knightfrank.com](mailto:tom.slater@knightfrank.com)  
020 3995 0775



James Shillabeer  
[jameshillabeer@brayfoxsmith.com](mailto:jameshillabeer@brayfoxsmith.com)  
07824 663594

Claudio Palmiero  
[claudiopalmiero@brayfoxsmith.com](mailto:claudiopalmiero@brayfoxsmith.com)  
07896 205786

A Development by

**Clearbell**

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. July 2022

Designed by  
**HEKKA**