

FORTY SIX

CLARENDON ROAD

11,508 sq ft of Grade A office space

46

FORTY SIX

46clarendonroad.com

46 CLARENDON ROAD HAS BEEN
FULLY REPOSITIONED TO MEET
THE NEEDS OF THE MODERN DAY
OFFICE OCCUPIER

46



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

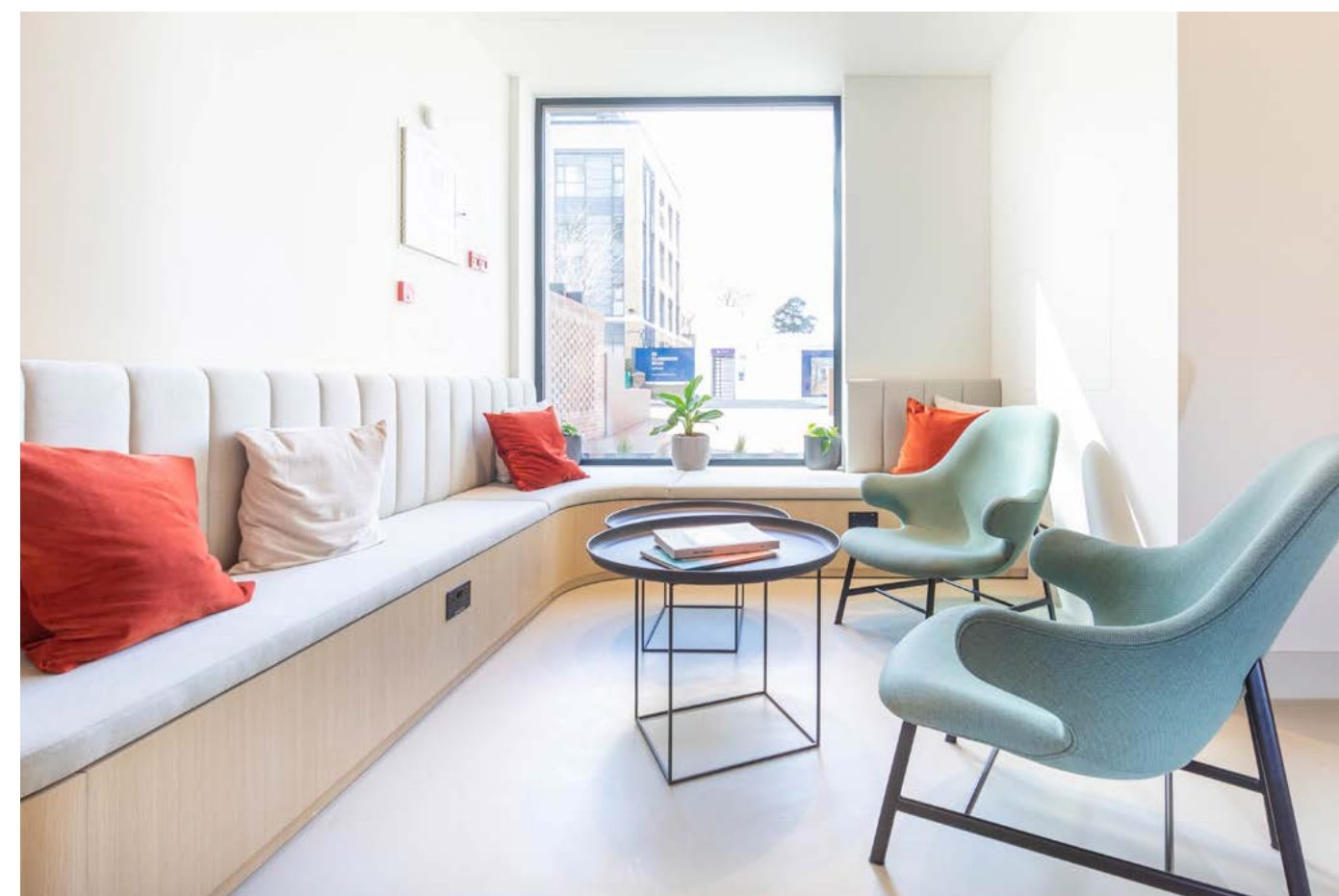
The new design features, by Minifie Architects, enhance the building not just visually but also physically, both internally and externally.

The reception has been extended and offers 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.

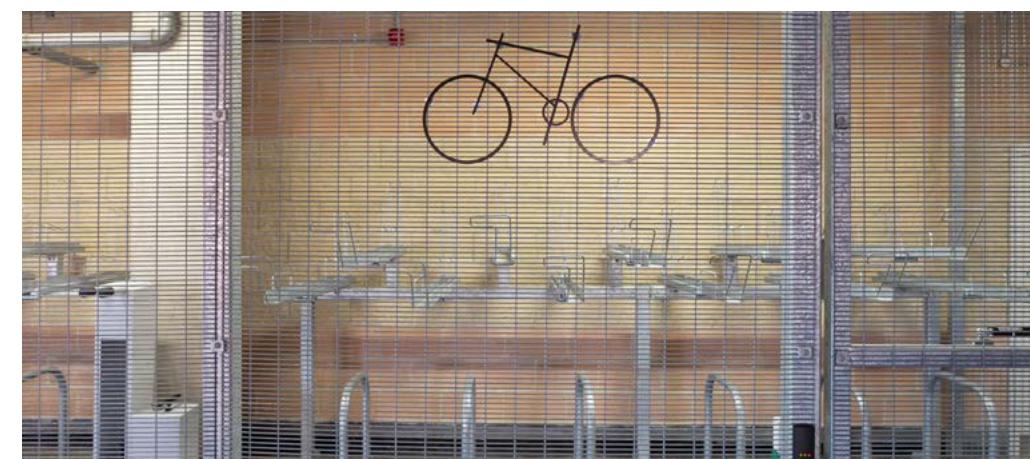
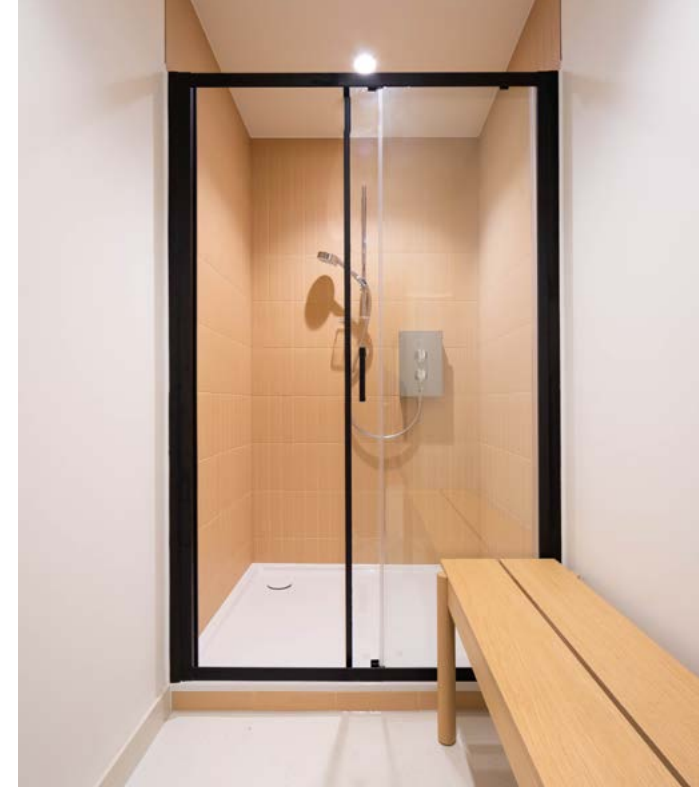
The exterior has a new 'podium' installed at the front of the building with a green roof featured on the ground floor extension that improves local air quality and along with the new glazed atrium creates a seamless vista for the first and second floor offices.

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









1st Floor



Ground Floor



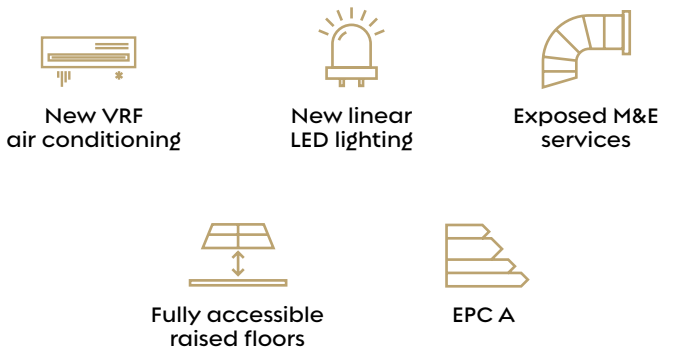
ACCOMMODATION

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

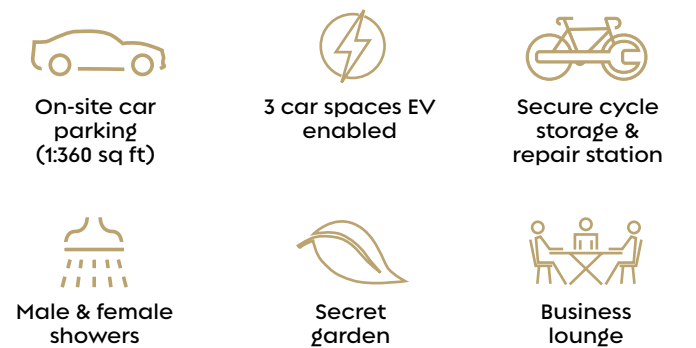
The available accommodation is located on the 1st floor and comprises 11,508 sq ft of contemporary refurbished office accommodation.

SPECIFICATION

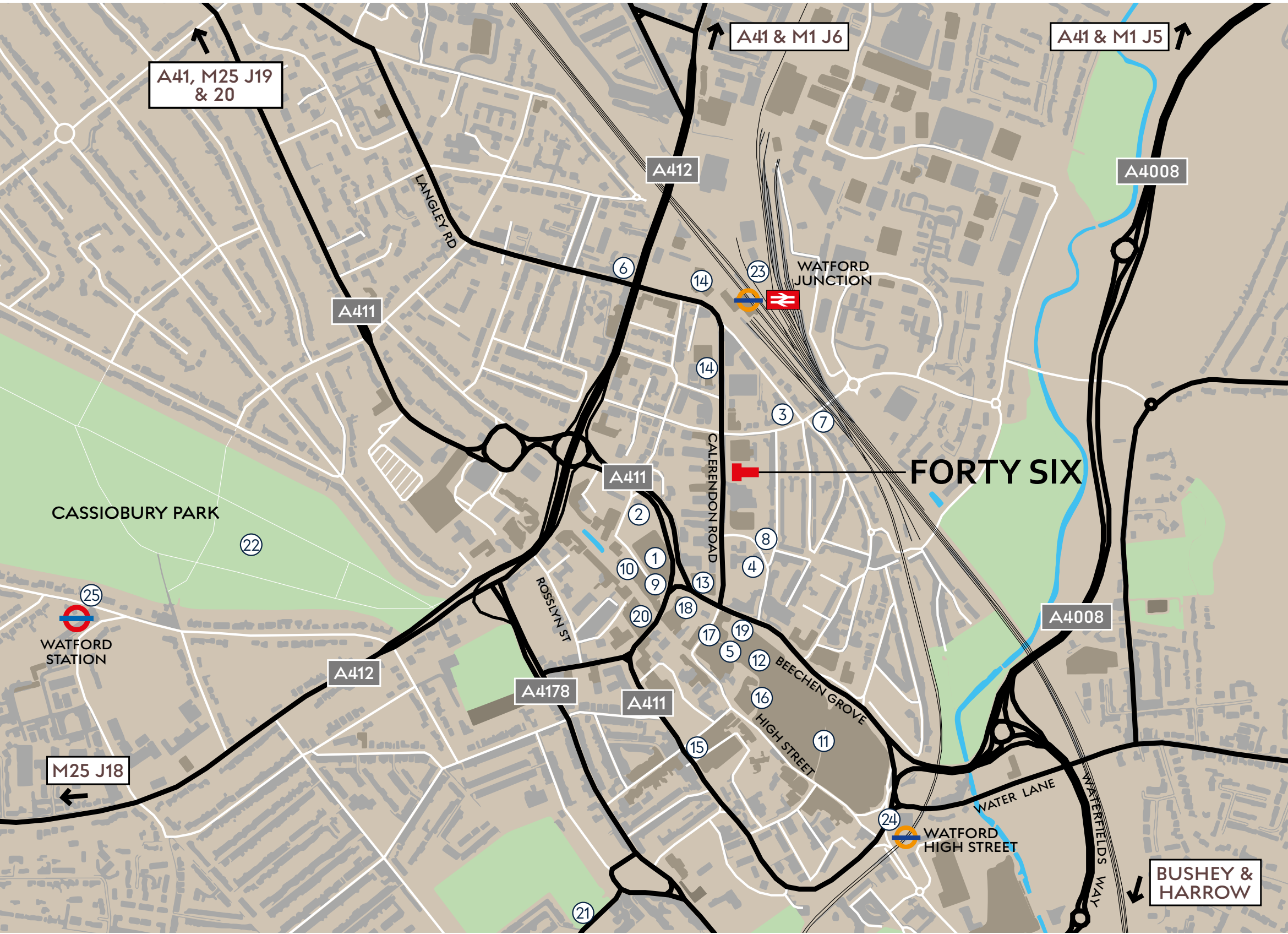
Refurbished using natural finishes with Wellbeing at its heart



AMENITIES







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. Harlequin Watford Shopping Centre | 5 |

HOTELS

| | |
|-----------------|---|
| 13. Leonardo | 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

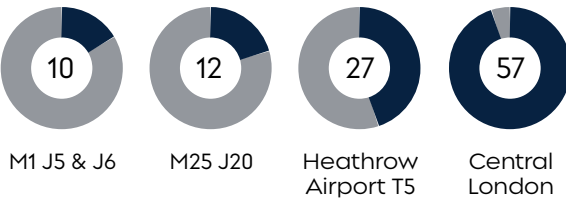
The Metropolitan line, Overground and mainline rail services connect to London.

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

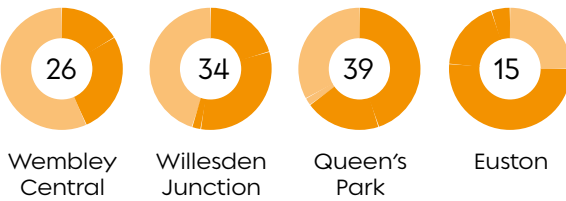
| DRIVING | MINS | MILES |
|-----------------------|------|-------|
| M1 J5 & 6 | 10 | 2.3 |
| M25 J20 | 12 | 3.7 |
| Central London via M1 | 57 | 20 |

| 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



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Developed by

Clearbell

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