

# FORTY SIX

CLARENDON ROAD

11,508 sq ft of Grade A office space



FORTY SIX

[46clarendonroad.com](http://46clarendonroad.com)

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



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

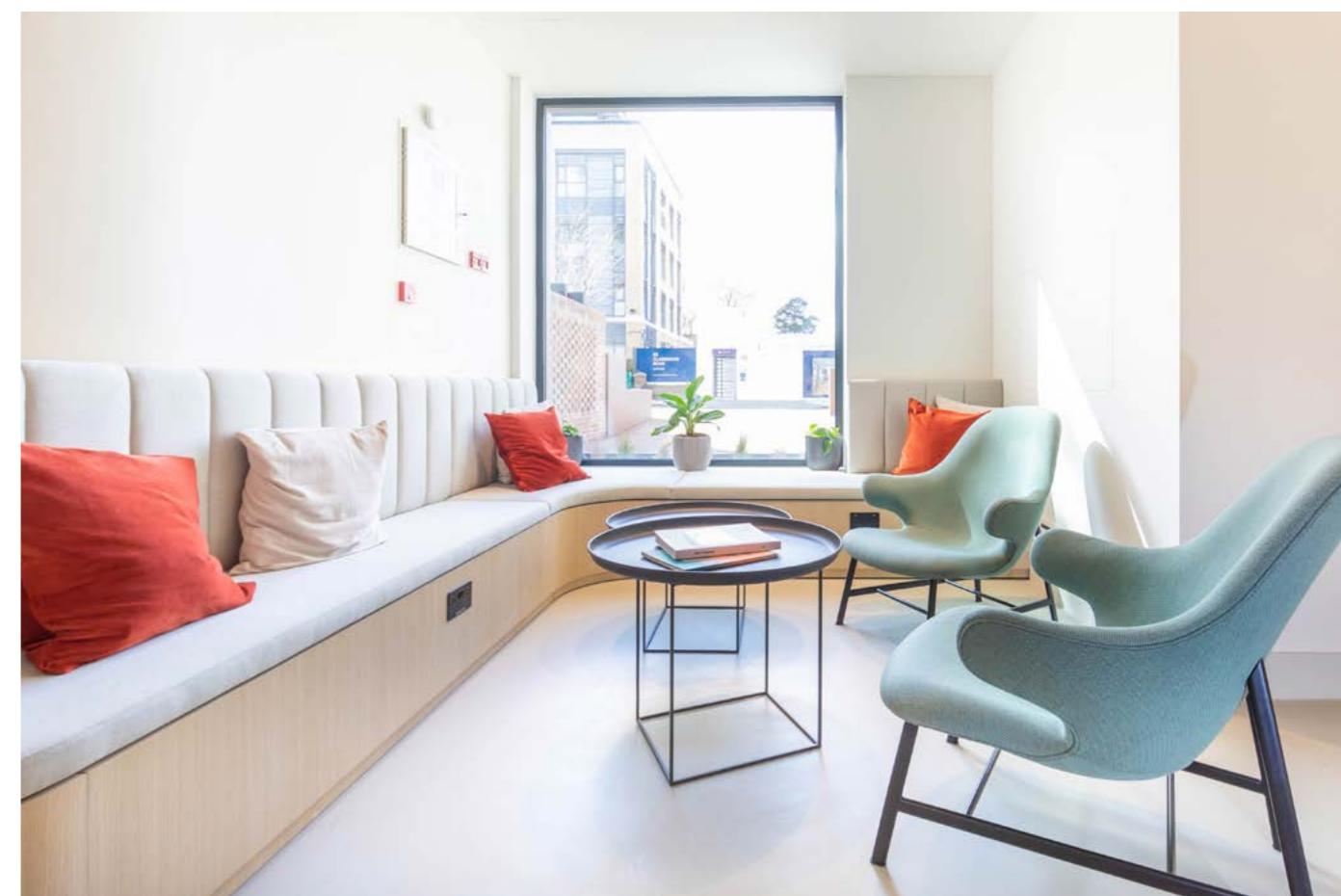
The new design features, by Minifie Architects, enhance the building not just visually but also physically, both internally and externally.

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.





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



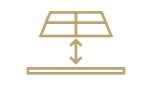
New VRF air conditioning



New linear LED lighting



Exposed M&E services



Fully accessible raised floors



EPC A

## AMENITIES



On-site car parking (1:360 sq ft)



3 car spaces EV enabled



Secure cycle storage & repair station



Male & female showers

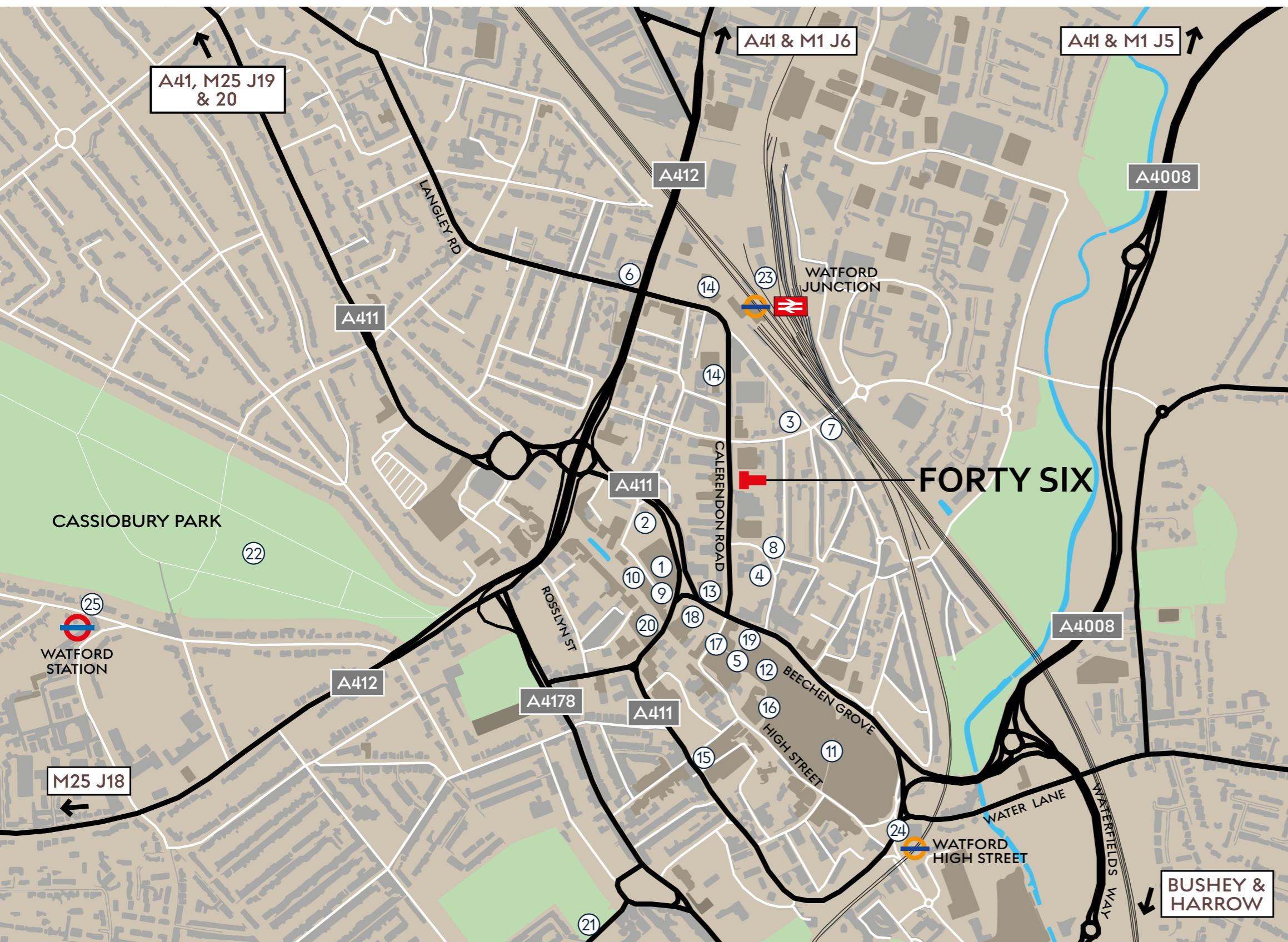


Secret garden



Business lounge





## WATFORD

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

### WALKING

#### FOOD & BEVERAGE

	MINS
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

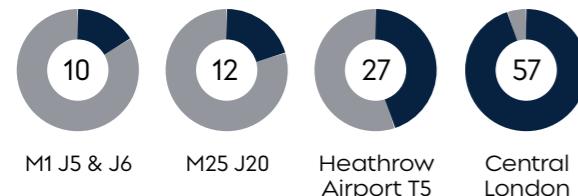
The Metropolitan line, Overground and mainline rail services connect to London.

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

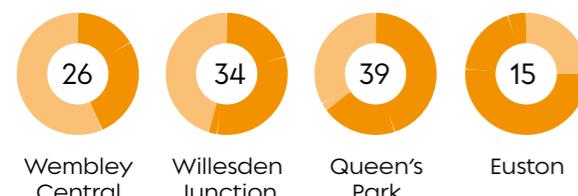
DRIVING	MINS	MILES
M1 J5 & 6	10	2.3
M25 J20	12	3.7
Central London via M1	57	20

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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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 2025

Designed by  
**HEKKT**