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01923 252188

40 CLARENDON ROAD WATFORD, WD17 1TQ



TO LET

Prestigious HQ Offices in Watford 49,157 SQ FT (4,567M²)

New air conditioning New reception	New raised floors Extensive shower facilities
120 parking spaces	Targetting BREEAM "Excellent" rating





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LOCATION	40 Clarendon Road is situated in Watford's main office location, within a short walk of the Intu shopping and leisure facilities and Watford Junction Station. Watford Junction provides rail services to London Euston (from 15 minutes) Birmingham, the North West and Clapham Junction. Junction 5 of the M1 is within 2 miles and Junctions 19 and 20 of the M25 are within 4 miles.				
DESCRIPTION	g fronting Clarendon Road 2019.				
ACCOMMODATION	4 th floor 3 rd floor	7,992 sq ft 10,228 sq ft	742.5 m ² 947.9 m ²		
	2 nd floor	10,228 sq ft	950.2 m ²		
	1 st floor Ground floor	10,233 sq ft 8,609 sq ft	950.7 m ² 799.8 m ²		
	Reception	1,892 sq ft	175.7 m^2		
	Total	49,157 sq ft	4,566.8 m ²		
	(approximate IPMS3 floor areas)				
TERMS	The building is available on a new full repairing and insuring lease for a term to be agreed.				
RENT	Upon application				
RATES	Rateable value: £720,000 Rates payable: £354,960 per annum (2018/19)				
	For further information on rates payable please contact				
VAT	VAT will be charged on the rent.				
EPC	The Energy Performance Asset Rating is to be assessed after refurbishment.				
VIEWING	Strictly by appointment via joint sole agents:				
	PAUL SMITH BRAY FOX SMITH 020 7629 5456	PAUL FELTON 01923 604024 pmf@stimpsons.co.	STIMPSONS 30 The Avenue uk Watford WD17 4AE		

The full range of our instructions is available on our website **www.stimpsons.co.uk**

January 19

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