

**40 CLARENDON ROAD
WATFORD, WD17 1TQ**



TO LET

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

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| <ul style="list-style-type: none">■ New air conditioning■ New reception■ 120 parking spaces | <ul style="list-style-type: none">■ New raised floors■ Extensive shower facilities■ 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

The property comprises a five-storey office building fronting Clarendon Road which is to be fully refurbished – available Summer 2019.

ACCOMMODATION

4 th floor	7,992 sq ft	742.5 m ²
3 rd floor	10,228 sq ft	947.9 m ²
2 nd floor	10,228 sq ft	950.2 m ²
1 st floor	10,233 sq ft	950.7 m ²
Ground floor	8,609 sq ft	799.8 m ²
Reception	1,892 sq ft	175.7 m ²
Total	49,157 sq ft	4,566.8 m²

(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
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The full range of our instructions is available on our website

www.stimpsons.co.uk

January 19