



■ Key features

- HQ style building and location.
- 181 on-site car parking spaces.
- Comprehensive modern staff canteen.
- Perimeter trunking.
- Passenger lifts.
- Within 350 yards from Watford Junction Station.
- Suspended ceiling with recessed lighting.

■ Accommodation

Ground floor	11,971 Sq. ft	1,112.14 Sq. m
First floor	17,472 Sq. ft	1,623.20 Sq. m
Second floor	14,861 Sq. ft	1,380.63 Sq. m
Third floor	14,957 Sq. ft	1,389.55 Sq. m
Total	59,261 Sq. ft	5,505.53 Sq. m

The floor areas are approximate and have been calculated on a net internal basis.

■ Description

50 Clarendon Road is an imposing detached office building with a central core offering extended canteen & meeting room space. The building comprises four floors each offering approximately 16,000 Sq. ft, with stair and lift access. 181 car parking spaces are available across three levels of a basement and surface car park accessed from St Johns Road and Clarendon Road. The property can be let as a whole or sub-divided subject to negotiation.

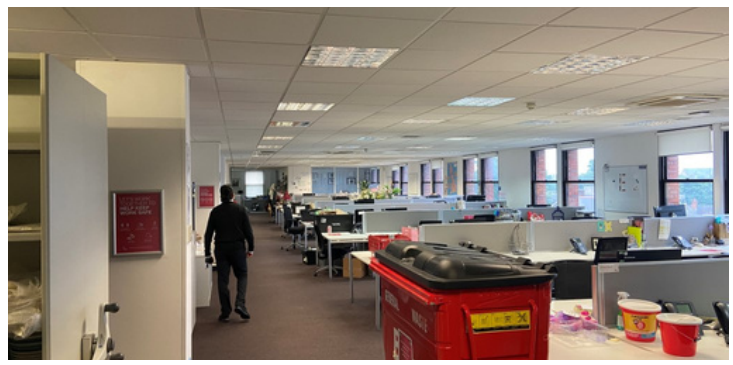
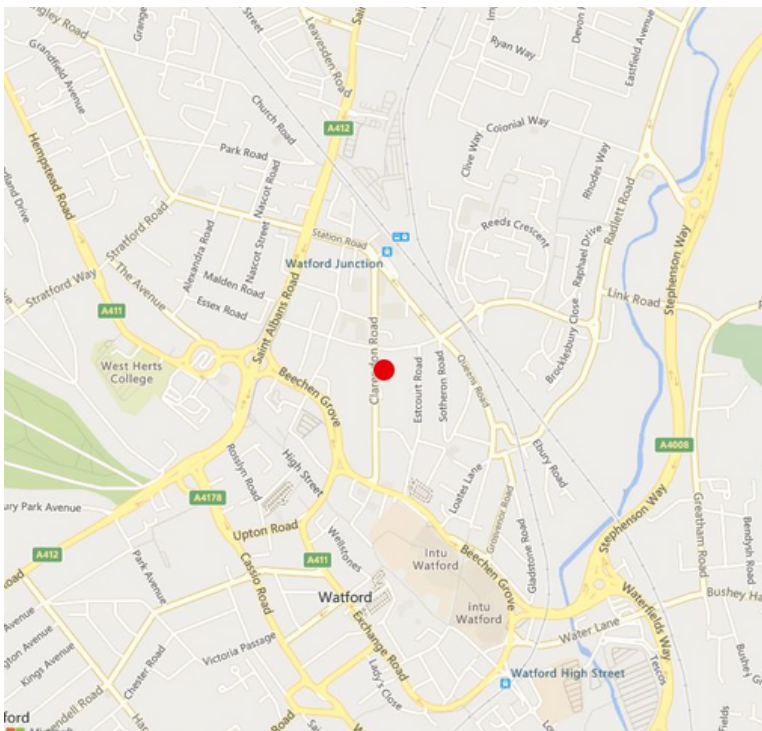
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Location

Watford is one of Hertfordshire's major towns, situated within the M25 and only 17 miles to the North West of London. Watford offers a major regional core for the northern home counties, having excellent accessibility to London and The North via Watford Junction station and motorway access.

Local occupiers include TK Maxx Headquarters (new European Headquarters), KPMG, PWC, Rontec, ACI, Ricoh, and Ralph Lauren.

Tenure

A new lease direct with the landlord on terms to be agreed.

Rent

£23 per Sq. ft per annum exclusive.

Business rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £730,000.

For rates payable please refer to the local charging authority - Watford Borough Council - 01923 226400.

EPC

The EPC rating for this property is D-96. A copy of the Energy Performance Certificate is available on request.

Legal costs

Each party is to pay their own legal costs.

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