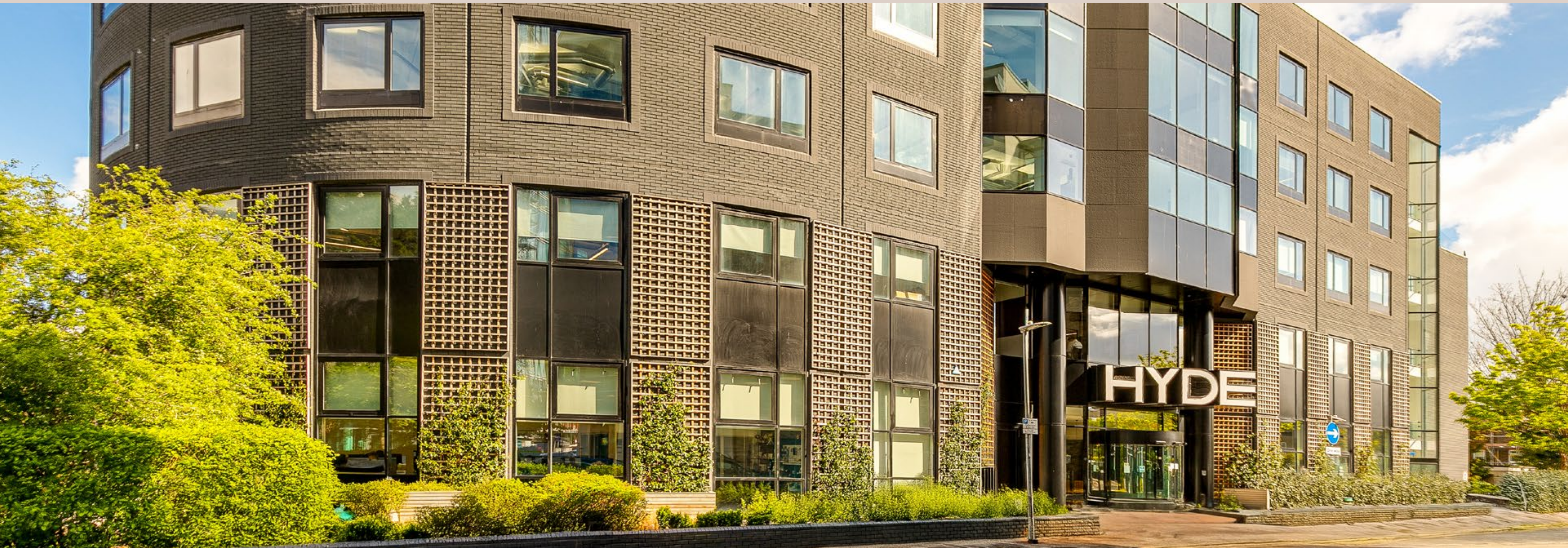


HYDE

A workplace that works for you.

Clarendon Road,
Watford, WD17 2PU

TO LET





HYDE, Watford – a workplace that works for you.

HYDE presents flexible floor plates offering from 3,822 sq ft up to 24,891 sq ft of available space, with unrivalled parking at a ratio of 1:274 sq ft, homely breakout spaces and a communal roof top terrace.

HYDE

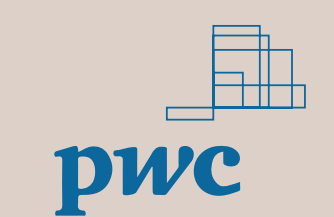


Connected. Considered.

Home to major national and multi-national companies.
Clarendon Road plays host to a spread of bluechip occupiers, who take advantage of Watford's exceptional accessibility to London and the rest of the UK, via National Rail, London Underground and the motorway networks.

HYDE







“The project was a real opportunity to domesticate a commercial premises. We focused on creating a series of spaces that feel comfortable and homely, and touches of domestic design feature throughout the building - from the intricate Victorian tiling to rustic Hardwick limestone floors”

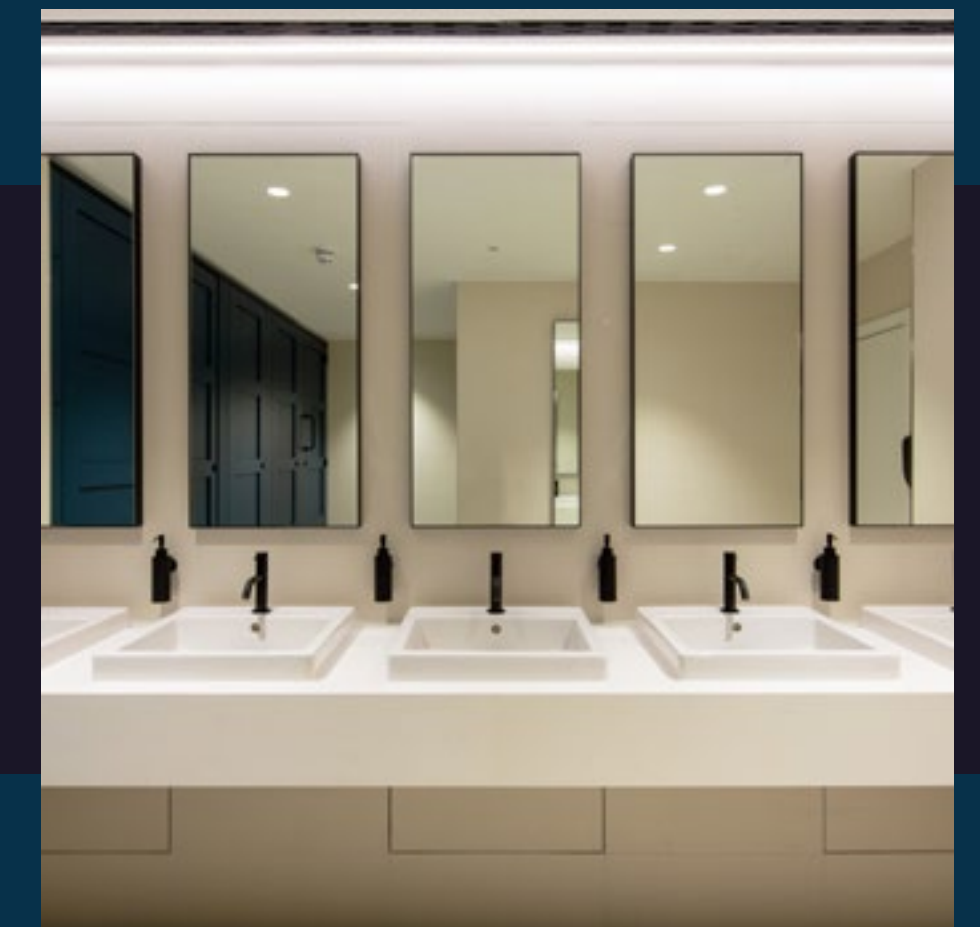
- Chris Sutton, Suttonca, HYDE Architects



Always ready. Always seamless.

Hyde, Watford is a workplace designed to inspire, energise and support your people every day – light-filled spaces, smart design and an environment that makes work feel effortless.

The atrium has been reimagined as a breakout space with a coffee point, while the office features increased ceiling heights and exposed services. A south-facing communal roof terrace with pergolas, seating, and planting completes the upgrade.



Feel good about your workplace.

At **HYDE**, wellbeing is at the heart of the workplace. With an on-site gym, green spaces, cycle storage, and energy-efficient design, this is an environment where people feel good about coming to work.

- o A premium on-site gym facility to use at your leisure.
- o Feel healthier with bright, naturally lit workspaces that promote focus and positivity.
- o Know your workplace aligns with your values – Hyde’s sustainable design reduces environmental impact and supports corporate ESG goals.
- o Experience a workplace that cares – from shower facilities for cyclists to outdoor spaces for fresh air and relaxation.
- o Enjoy the benefits of a workspace that prioritises people – reducing stress, improving comfort, and fostering a positive work culture.

HYDE is a workplace that enhances happiness, performance, and purpose – because where you work shapes how you feel.

HYDE

Smart. Sustainable.

Built for the future. HYDE blends innovation with wellness-focused design to create a smarter way to work.



Airscore Platinum

Certification for indoor air quality in the built environment.



WiredScore Gold

Certification for digital connectivity and smart technology.



EPC Rating B

Energy Performance Certificate, a document that assesses a building’s energy efficiency.



SKA Gold rating

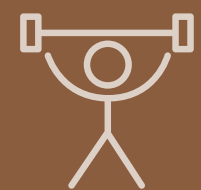
An environmental assessment method, benchmark & standard for non-domestic fit outs.



Six EV charging points



New cycle & changing facilities



Gym on the rooftop

A work-out that works for your day.

The new gym at Hyde offers a space for occupiers to reset, recharge and refocus throughout the day. Taking time to move boosts energy, sharpens concentration and supports overall wellbeing. Even a short session can lift mood, reduce stress and improve productivity. It's a simple addition that helps people feel better and work better.



HYDE



WATFORD / 07

Situated in the heart of an evolving town.



Retail Therapy

Find all your favourites at Harlequin Watford



Park Life

Take a stroll around Cassiobury Park



A Taste of Hollywood

Home to the Warner Bros. Harry Potter Studios



Stay Active

Fit in the lunchtime HIIT session



Indulge & Entertain

The Grove Golf and Spa hotel



Premier Sporting Entertainment

High Quality football at Vicarage Road Stadium



HYDE

Out & About In Watford.

Retail

Harlequin Watford Shopping Centre	1
Marks & Spencer	2
Next	3
The Florist	4
Pret	5
Caff� Nero	6
C�te Brasserie	7
Las Iguanas	8
Wagamama	9

Hotels

Leonardo Hotel	10
Holiday Inn	11
Premier Inn	12

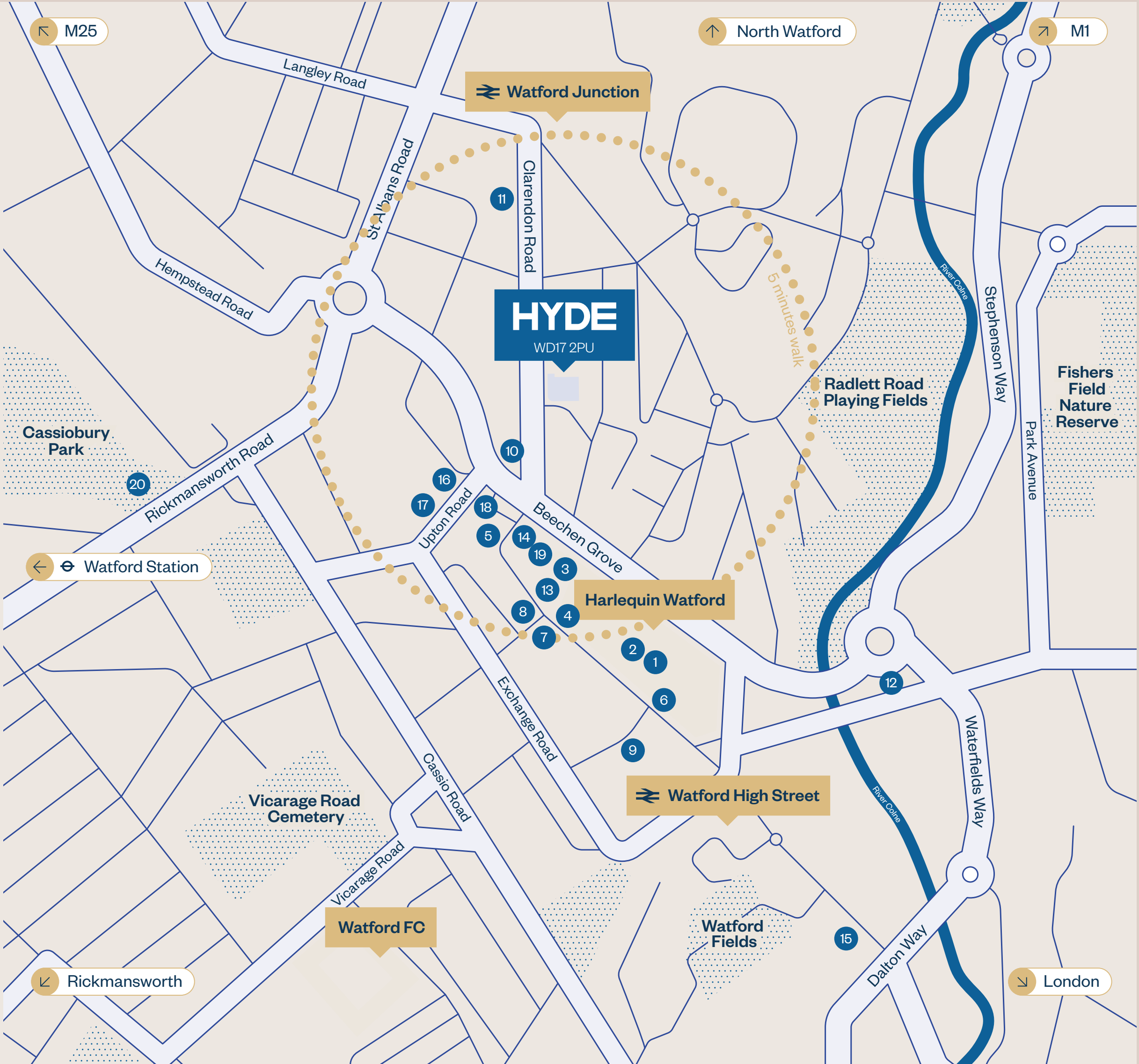
Entertainment

Cineworld Cinema	13
Watford Palace Theatre	14
Pump House Theatre and Arts Centre	15
Watford Colosseum	16

Wellness

Fitness4Less	17
NRG Gym	18
YMCA Gym	19
Cassiobury Park	20

HYDE



Feel Connected & In Control.



M25 J20

12 minutes



Euston

15 minutes



Milton Keynes

18 minutes



Luton Airport

22 minutes



Heathrow Airport

28 minutes



Harlequin Watford Shopping Centre

3 minutes walking



Watford Junction

6 minutes walking



Cassiobury Park

15 minutes walking



Watford Station

25 minutes walking

Energy. Flow.

Welcome to a
workplace that
works for you.

Schedule of Areas

Floor		Sq Ft	Sq M
Roof Terrace		n/a	n/a
Fourth	Virtual Tour	14,071	1,307.24
Part Second	Virtual Tour	3,822	355.08
Ground CAT A		6,998	650.13
Total (IPMS ₃ Approx.)	Virtual Tour	24,891	2,312.45
Fourth Terrace		2,411	224.00
Total (IPMS ₃ Approx.)		2,411	224.00



24,891 sq ft available of efficient and flexible office space.

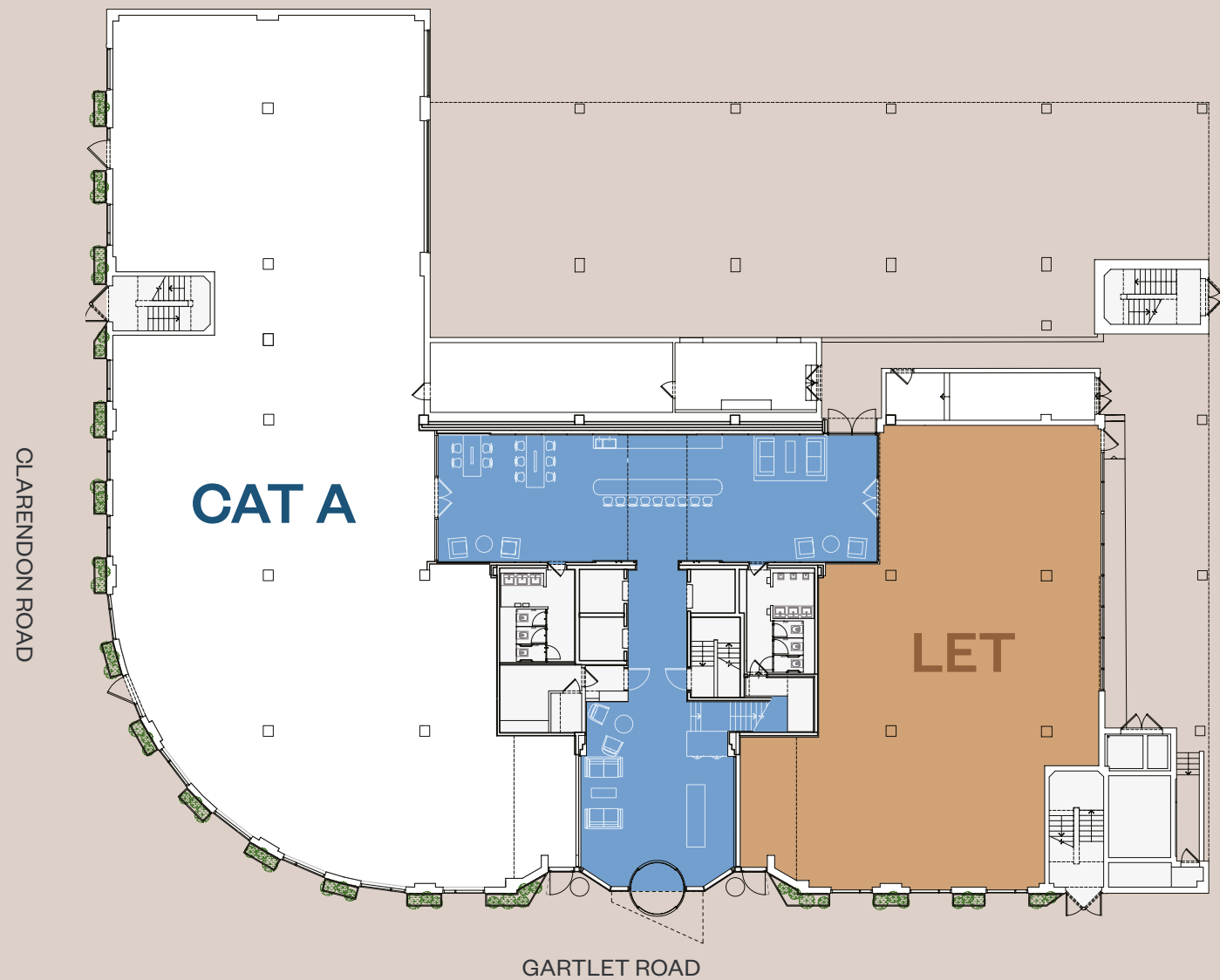


Not to scale.
Indicative only.

G

Ground CAT A
650.13 sq m
6,998 sq ft

Virtual Tour

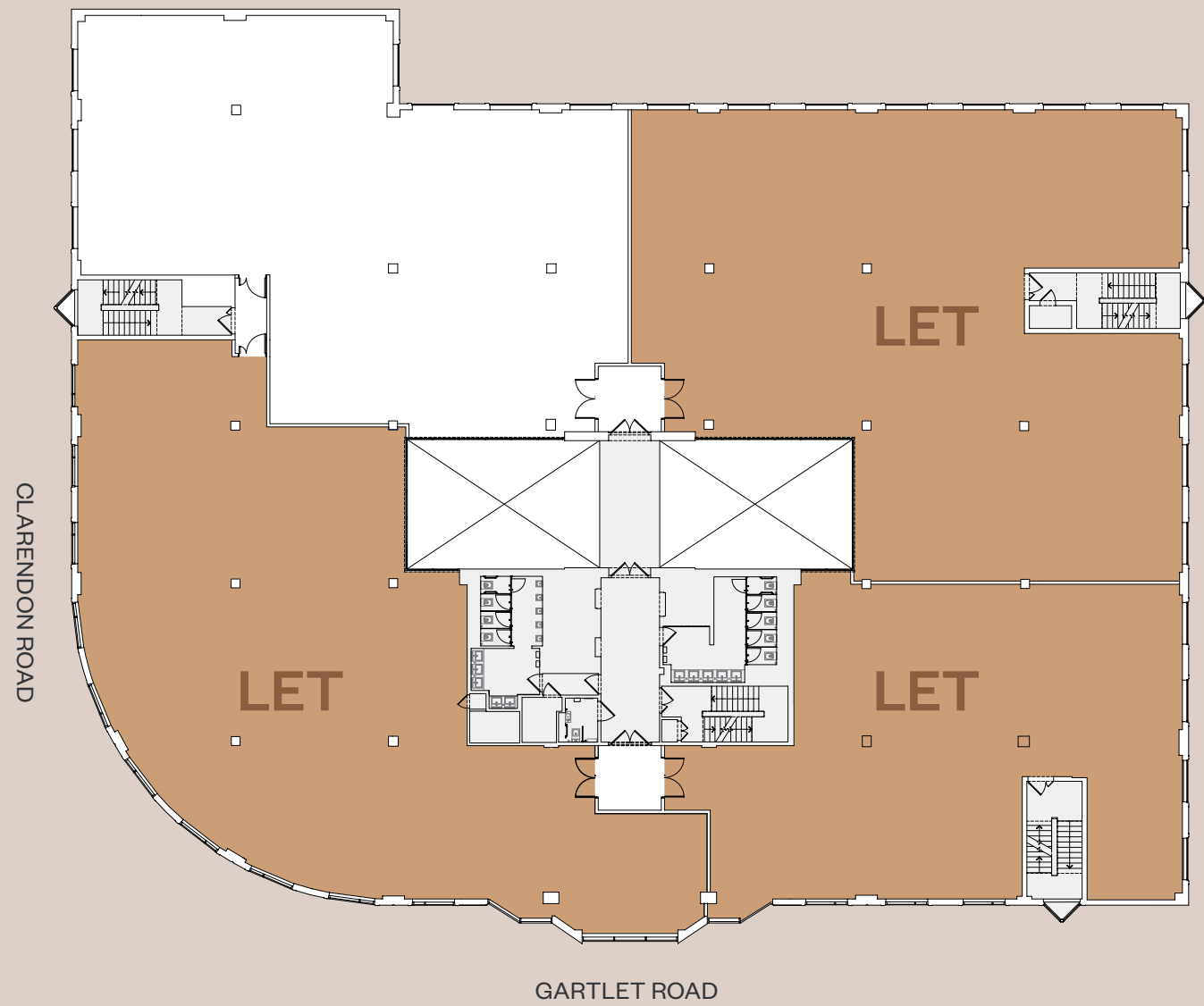


HYDE

2nd

Part 2nd
355.08 sq m
3,822 sq ft

Virtual Tour



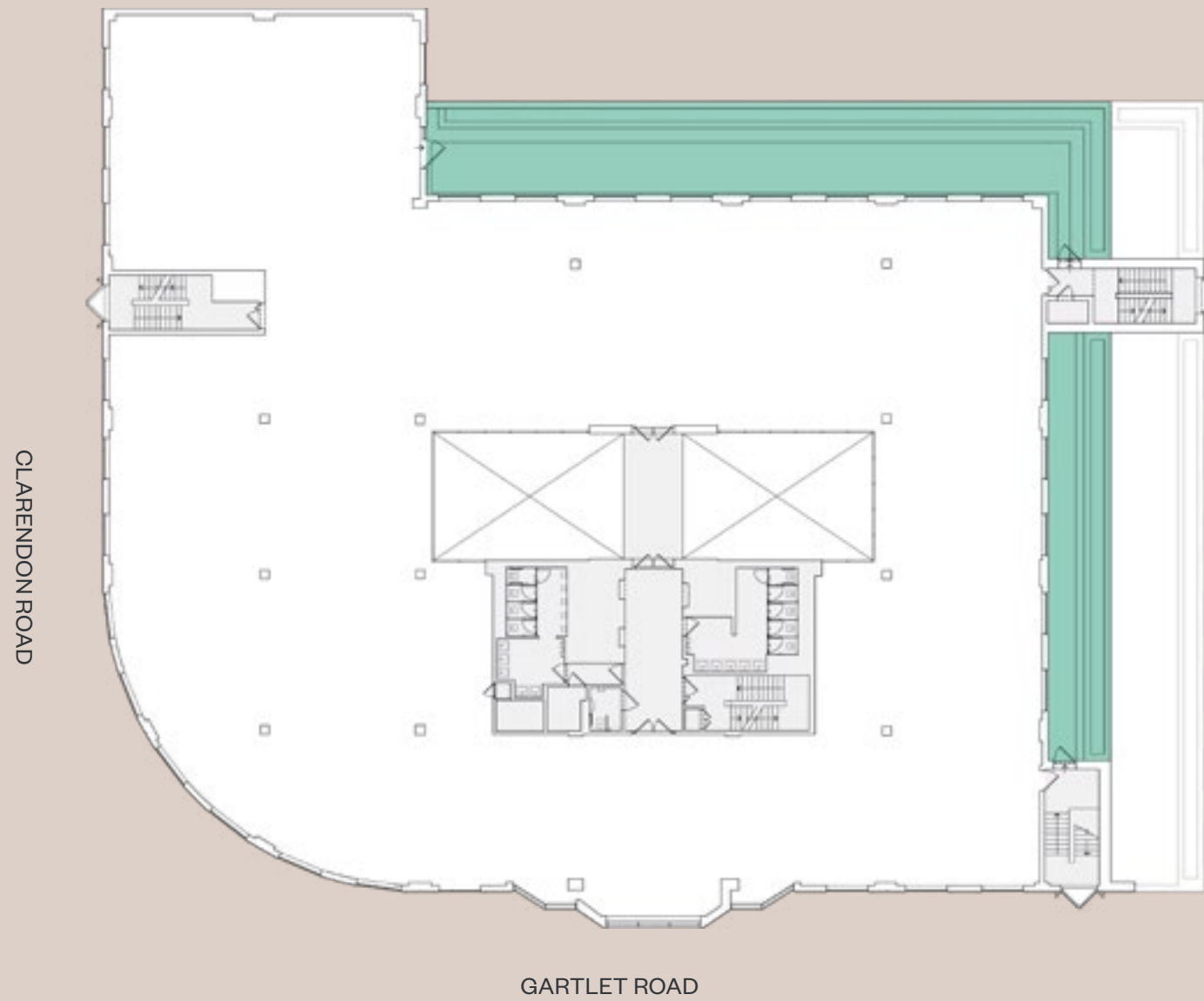
4th

1,307.24 sq m
14,071 sq ft

Virtual Tour

Key

- Reception & Break Out
- Available Office
- Let Office
- Core
- Plant
- Terrace



WATFORD / 011

An environment designed to nurture your best work.



Reception

Fully refurbished featuring an extended waiting area.



Atrium

Bright and comfortable breakout space and coffee point.



Concierge

Reception service.



Terrace

Communal roof terrace with unrivalled views.



Car Parking

Excellent parking available at a ratio of 1:274 sq ft



New cycle & changing facilities

Storage for 72 bikes, showers, changing rooms and WC's

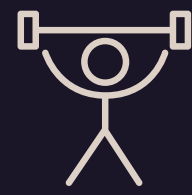


2.275m

Floor to ceiling height



Exposed Services



On-site gym

We've expanded the amenity mix to elevate HYDE and its existing premium specification with a new gym facility.

HYDE

Full Specification

1.0 Building Performance

Occupational density 1 person per 8 sqm	Air-Conditioning – Four pipe fan coil system
Floor to ceiling services 2.725 m	Fresh Air Cat A office 10L/S/Person (@1:8 sqm)
Raised floor depth 150 mm (Gross)	Office lighting levels 300-500 Lux
Planning Grid 750mm x 750mm	Office area small power 25w/m²
Exposed services	Three x 10 person passenger lifts

2.0 Amenities

Central Atrium	284 car parking spaces (1:274 sq ft)
Male, female and disabled WC's on each floor	6 electric car charging points
9 showers (4 male, 4 female, 1 disabled)	2 private terraces (3rd & 4th floors)
Changing facilities inc 72 lockers	Roof top communal terrace
72 secure cycle spaces	On-site gym for occupiers

3.0 Sustainability

SKA Gold rated	Low flush WCs, water efficient taps and showers
EPC rating B	AirScore Platinum
Extensive cycle and shower facilities	WiredScore Gold
Greening of building façade and roof	Energy efficient lighting
Strong use of materials with environmental product declarations, EU Eco labels and recycled content	



HYDE, Watford – the workspace you’ve been waiting for.



HYDE

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Architect

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AirScore
Platinum



WiredScore
Gold



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