



CLARENDON ROAD, WATFORD

# KEY IDEAS

Fully fitted plug and play office of 18,000 sq ft available for immediate occupation, with smaller furnished suites of 8,000 sq ft, both available at Cat A rents.

# Best in Class Building in the Heart of Watford



- **A unique opportunity** to secure a best-in-class workspace in Watford's premier office district.
- **Timing and Value** = 18,000 sq ft of exceptional fully furnished office space, ready for immediate occupation
- **Flexibility** = Subdivision also available to accommodate sublease or assignment arrangements up to November 2032
- **Design** = Open-plan flexible accommodation designed to maximise collaboration, productivity, and wellbeing
- **Environment** = Open plan workplace featuring high-spec meeting rooms, breakout areas, and impressive town hall space
- **Best in Class Building** = Outstanding lifestyle amenities including a fully equipped staff canteen, roof terrace, and on-site gym
- **Parking** = Up to 65 secure parking spaces (ratio 1:276) with EV charging facilities and dedicated cycle storage

HY  
DE

# Located in Watford's Prime Office Core

We are currently marketing all or part of the Fitted First Floor of the Hyde building on an assignment or sub-lease with lease ending on 17th November 2032.

HYDE is a best in class building situated on Clarendon Road, widely recognised as Watford's principal commercial boulevard and established prime office pitch. It benefits from strong name recognition with occupiers and agents, and continues to act as the focal point for Watford's professional services, advisory and corporate occupier base.

The location offers excellent connectivity. Watford Junction is within walking distance, providing fast and frequent services to London Euston (approx. 15–20 minutes), as well as direct routes to the Midlands and the North.

Road connections are equally strong, with the M1, M25 and A41 all easily accessible, making this a highly practical base for South East-wide and national operations.

## RETAIL

- 1 Atria Watford Shopping Centre
- 2 Marks & Spencer
- 3 Next
- 4 Caffé Nero
- 5 Wagamama

## MAJOR LOCAL OCCUPIERS

- 6 TJX Europe (HQ)
- 7 KPMG
- 8 Hilton Hotels (HQ)
- 9 JD Wetherspoon (HQ)
- 10 Polo Ralph Lauren

## HOTELS

- 11 Holiday Inn
- 12 Leonardo Hotel

## ENTERTAINMENT

- 13 Cineworld Cinema
- 14 Watford Palace Theatre
- 15 Watford Colosseum

## WELLNESS

- 16 NRG Gym
- 17 YMCA Gym
- 18 Cassiobury Park



## BY TRAIN/TUBE from Watford Junction



WEMBLEY CENTRAL 11 MINS	LONDON EUSTON FROM 15 MINS	LONDON LUTON AIRPORT FROM 20 MINS	MILTON KEYNES 21 MINS	CLAPHAM JUNCTION 36 MINS	BIRMINGHAM NEW STREET 1 HOUR 5 MINS
----------------------------	-------------------------------	--------------------------------------	--------------------------	-----------------------------	--

## BY ROAD



M1 JUNCTION 5 2 MILES	M25 JUNCTION 20 4 MILES	LUTON AIRPORT 18 MILES	HEATHROW AIRPORT 20 MILES	CENTRAL LONDON (M1) 21 MILES
--------------------------	----------------------------	---------------------------	------------------------------	---------------------------------

## ON FOOT



ATRIA SHOPPING CENTRE 4 MINS	WATFORD JUNCTION 7 MINS	CASSIOBURY PARK 15 MINS	WATFORD STATION 25 MINS
---------------------------------	----------------------------	----------------------------	----------------------------



🚉  
Watford Junction  
7 min walk

Watford town centre  
5 min walk

Clarendon Road

HYDE

Clarendon Road is home to a wide range of high-profile occupiers...

KPMG

POLO  
RALPH LAUREN

pwc

EPSON®

canada life

ASOS

allwyn

This exceptional Grade A office accommodation offers a fully fitted, turnkey solution, designed to meet the needs of modern occupiers. The space is finished to an outstanding specification, allowing immediate occupation with minimal lead time.



High-quality contemporary fit-out



Open-plan work areas with dedicated meeting rooms



Stylish breakout and collaboration spaces



Fully equipped Canteen and town hall space



Advanced IT and communications infrastructure



Flexibility of size / lease / rent



Air conditioning



Dedicated secure parking with up to 65 spaces

The office is ready for immediate tenant review and occupation, providing a seamless transition for businesses seeking an open plan and collaborative working environment.



# Existing Fit-Out



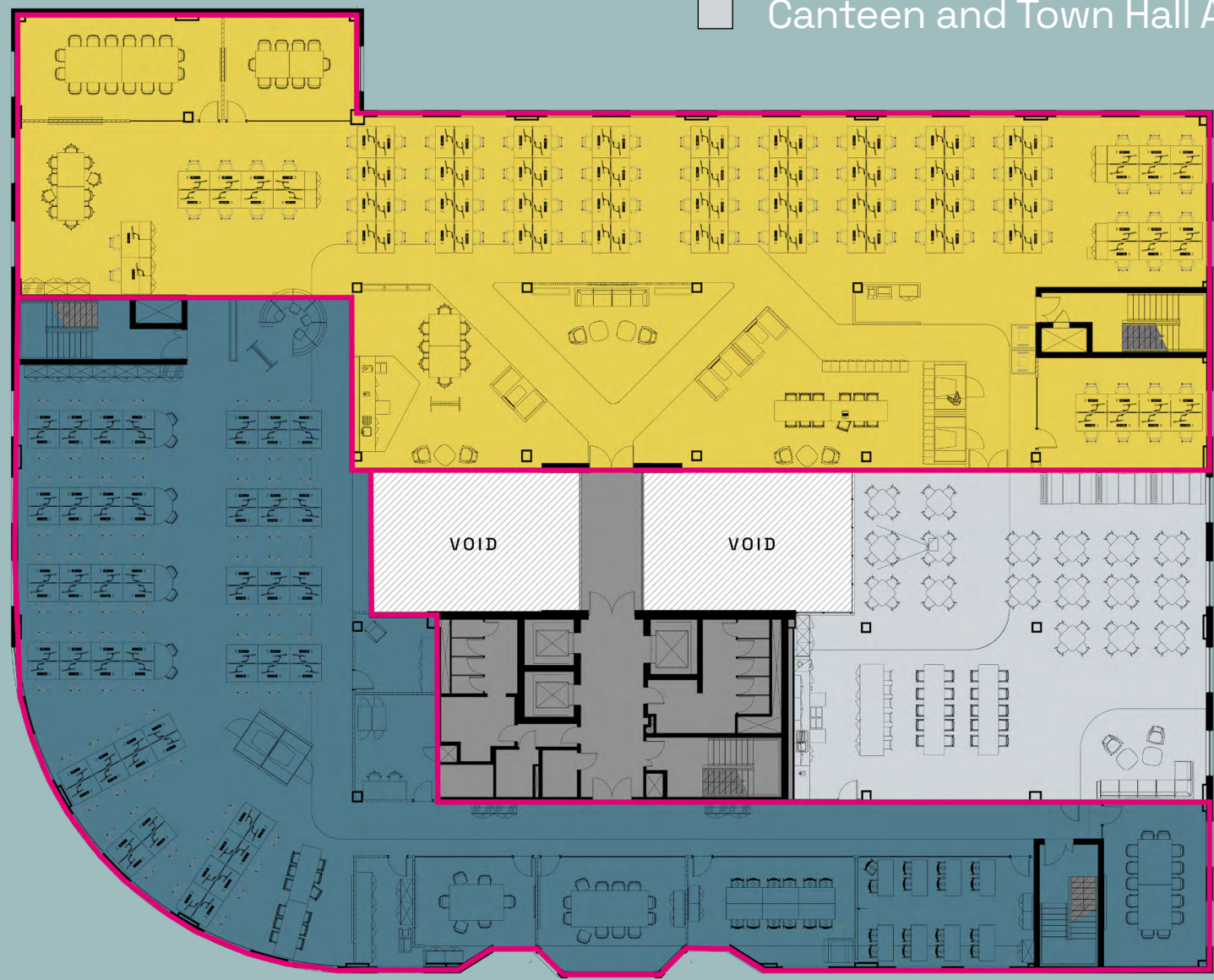
# 1st Floor Fitted Workspace 18,000 sq ft



HY  
DE

# WHY DE

- Option 1: 8,000 sq ft\*
- Option 2: 8,000 sq ft\*
- Canteen and Town Hall Area



\* Areas are approximate

# Where Work Meets Wellbeing



## Airscore Platinum

Certification for indoor air quality in the built environment.



## EPC Rating B



## EV charging points



## WiredScore Gold

Certification for digital connectivity and smart technology.



## Gym



## Roof terrace



## SKA Gold rating

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



## New cycle & changing facilities



# Canteen and Town Hall Space



# Unique Opportunity

**VALUE** = Turnkey offices at Cat A rents

**TIMING** = Available for immediate occupation

**FLEXIBILITY** = On floor space and lease terms

**RENT** = Market competitive rent and incentives available

**Lambert  
Smith  
Hampton**

**Jay Moore**

07840 020 072

[jamoore@lsh.co.uk](mailto:jamoore@lsh.co.uk)

**Maddy Armstrong**

07889 048 870

[marmstrong@lsh.co.uk](mailto:marmstrong@lsh.co.uk)

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 05/26

HY  
DE