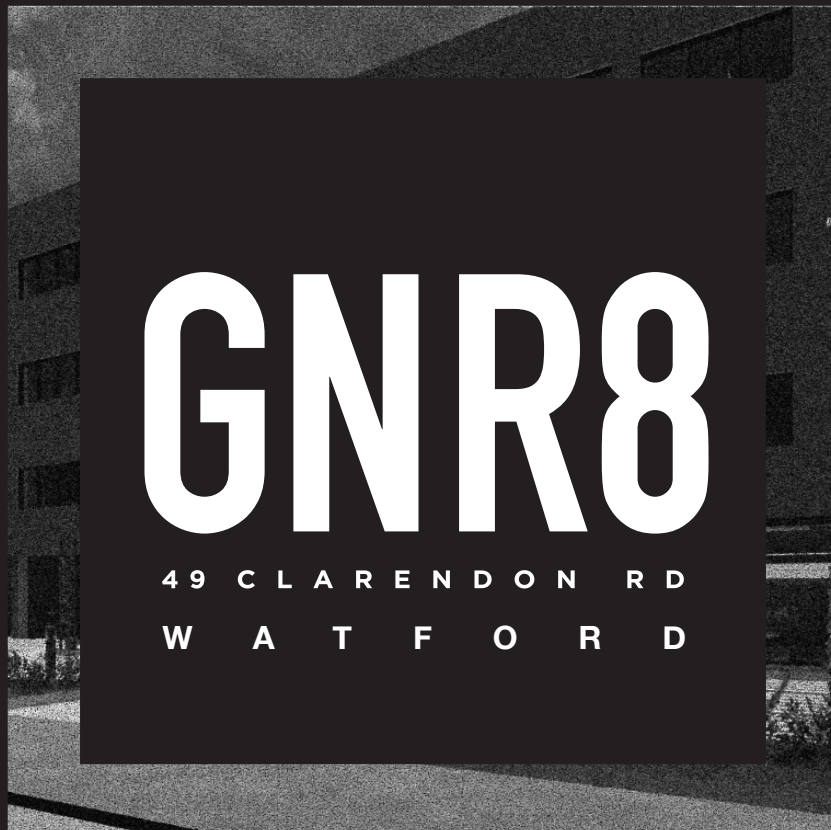
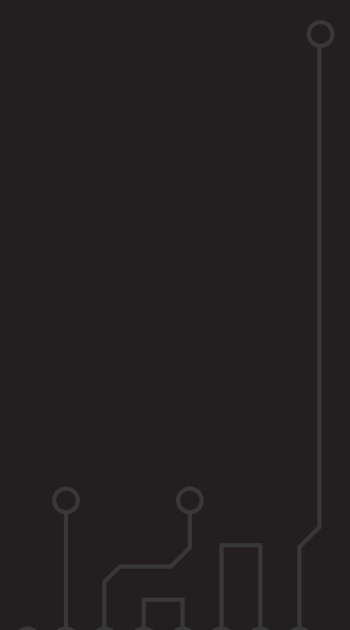


**TWO SUITES REMAINING**



**POWERFUL CONNECTIONS  
START HERE**



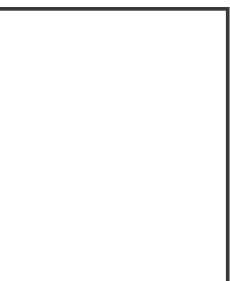
49 CLARENDRD

# GENERATING BUSINESS

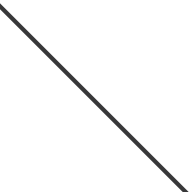

**GNR8**



**2,740 SQ FT  
AVAILABLE**



**A MIX OF COMMUNAL WORKING  
FACILITIES AND FLEXIBLE OFFICE  
SUITES, MEETING THE DEMANDS  
OF 21ST CENTURY BUSINESSES**



**GNR8**

- 1** HR GO  
INTERNATIONAL TRADE CORPORATION  
GERRARD BYRNE  
LIFE INSURANCE CORPORATION OF INDIA  
HAYS SPECIALIST RECRUITMENT LIMITED
- 2** C.H. ROBINSON WORLDWIDE (UK LTD)
- 3** MERIDIAN IT LIMITED





GNR8

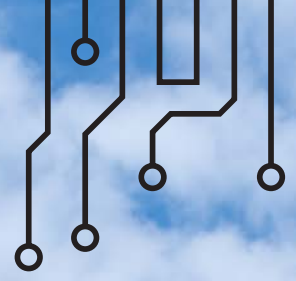
## NEW CO-WORKING AND BREAK OUT SPACES

The open-plan reception provides an informal, communal space for meeting, working and collaboration. The industrial style finishes are complemented by vibrant, contemporary furniture, offering a practical and welcoming meeting and co-working space.

49 CLARENDON RD

GNR8

49



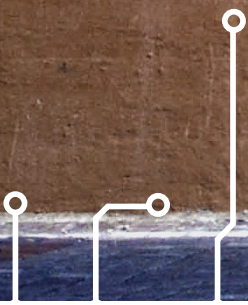
**GNR8**

# ICONIC: THE NEW BLACK



49 CLARENDON RD


# GENPRO







**GNR8**



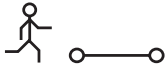
**49 CLARENDON ROAD HAS UNDERGONE A CONTEMPORARY, REFURBISHMENT PROGRAMME, DESIGNED FOR HIGH ACHIEVING BUSINESSES THAT DESIRE AN ENVIRONMENT THAT REFLECTS THEIR UNIQUE LIFESTYLE AND INDIVIDUALISM.**

Rather than the predictable; GNR8's remodelled interior has accents of exposed brick, bright, block colours and industrial elements that create an environment, which delivers a contemporary feel as soon as you walk into the reception.

- Remodelled reception
- Ground floor amenity space with Wi-Fi
- Quiet zones
- Informal meeting booths and bookable meeting rooms
- Open-plan break out areas
- Outdoor meeting and amenity spaces
- Shower facilities
- Secure bike storage
- Shower and changing facilities
- 3 Star Fitwel certification

# WATFORD

FAST CONNECTIONS, A THRIVING BUSINESS COMMUNITY, COMPETITIVE PROPERTY PRICES AND OPEN, GREEN SPACE MAKES WATFORD A THRIVING TOWN



## WALKING

mins

## RETAIL

- |                                  |   |
|----------------------------------|---|
| 1. Atria Watford Shopping Centre | 9 |
| 2. Debenhams                     | 5 |

## HOTELS

- |                |    |
|----------------|----|
| 3. Jury's Inn  | 2  |
| 4. Travelodge  | 8  |
| 5. Premier Inn | 14 |

## ENTERTAINMENT

- |                                       |    |
|---------------------------------------|----|
| 6. Cineworld Cinema                   | 6  |
| 7. Watford Palace Theatre             | 4  |
| 8. Pump House Theatre and Arts Centre | 16 |

## SPORT & LEISURE

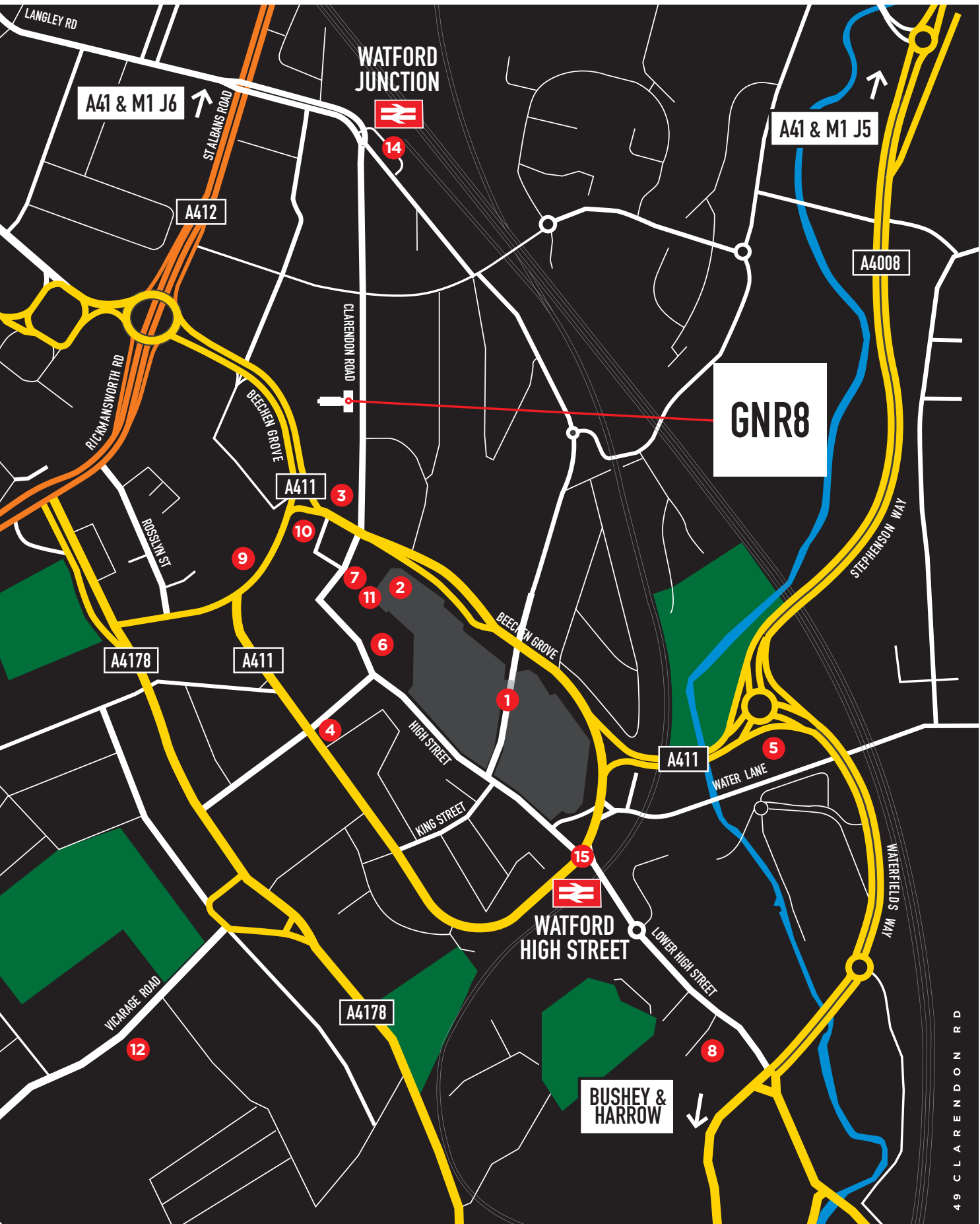
- |                           |    |
|---------------------------|----|
| 9. Fitness4Less           | 6  |
| 10. NRG Gym               | 4  |
| 11. YMCA Gym              | 4  |
| 12. Watford Football Club | 17 |
| 13. Cassiobury Park       | 20 |

## TRANSPORT

- |                                 |    |
|---------------------------------|----|
| 14. Watford Junction Station    | 5  |
| 15. Watford High Street Station | 13 |
| 16. Watford Underground Station | 23 |



**GNR8**



TOWN CENTRE



CLARENDON RD

WATFORD STATION



# LOCATION

Watford is one of the major towns in Hertfordshire, situated 20 miles to the north west of London and inside the M25 motorway.

The town is a major regional centre for the northern home counties with the County Council designating Watford as one of the counties two main regional sub-centres.

Major national and multi-national companies have headquartered their businesses in Watford, especially in and around Clarendon Road, due to its excellent accessibility to London via Watford Junction station and the motorway network.

Local occupiers include TJX Europe, KPMG, Ralph Lauren, PwC, Epsom and Allwyn.





**WATFORD JUNCTION**



**ATRIA WATFORD**



**WATFORD TOWN CENTRE**



**CLARENDON ROAD**



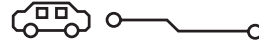
**NRG GYM**

# CONNECTIVITY

## IT'S ALL ABOUT CONVENIENCE

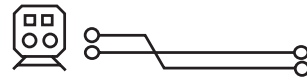
The Metropolitan line, Overground and mainline rail services connect to London.

It is directly on Junctions 5 & 6 of the M1 and a few minutes from the M25.



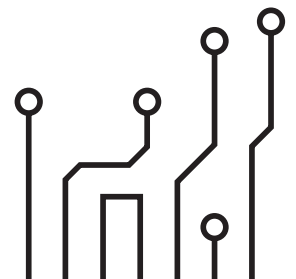
### DRIVING

	mins	miles
M1 J5	10	2.3
M25 J20	12	3.7
Central London via M1	57	20



### TRAIN

	mins
Watford Junction to Euston	15
Watford Overground to Euston	23
Watford Underground to Baker Street	45

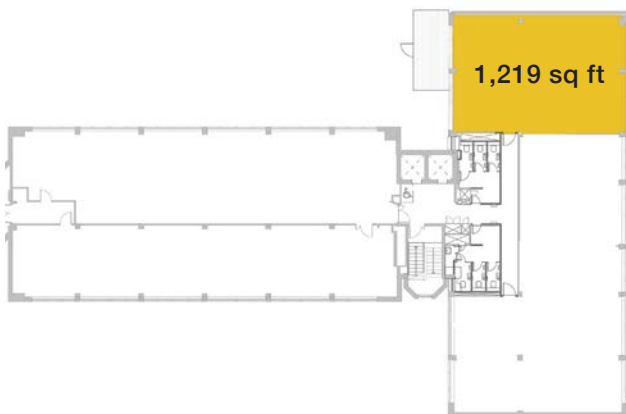


## SPECIFICATION

- Impressive remodelled reception
- Contemporary break out space
- High speed fibre
- Wi-Fi connected meeting rooms
- Male & female showers and changing facilities
- Remodelled cores
- Two 8 person lifts
- VRV air conditioning system
- Suspended ceiling with LED LG7 lighting
- Male, female and disabled superloos
- 4 electric vehicle charging bays
- Parking ratio of 1:375 sq.ft.
- Secure cycle racks and lockers
- Fitwel 3 star rating

## AVAILABLE

ACCOMMODATION	sq ft	sq m
1st Floor front (North)	1,219	113
2nd Floor front (North)	1,521	141
<b>TOTAL</b>	<b>2,740</b>	<b>254</b>

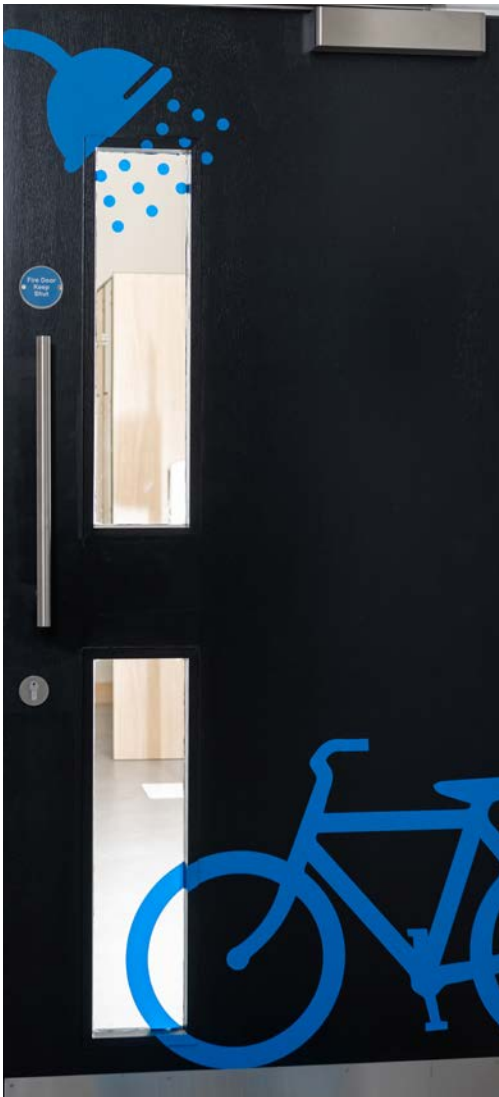


1st Floor front (North)



2nd Floor front (North)

Not to scale. Indicative only







## WHAT IS FITWEL?

**FITWEL IS A HIGH IMPACT BUILDING CERTIFICATION DESIGNED TO SUPPORT HEALTHIER WORKPLACE ENVIRONMENTS AND IMPROVE OCCUPANT HEALTH AND PRODUCTIVITY.**

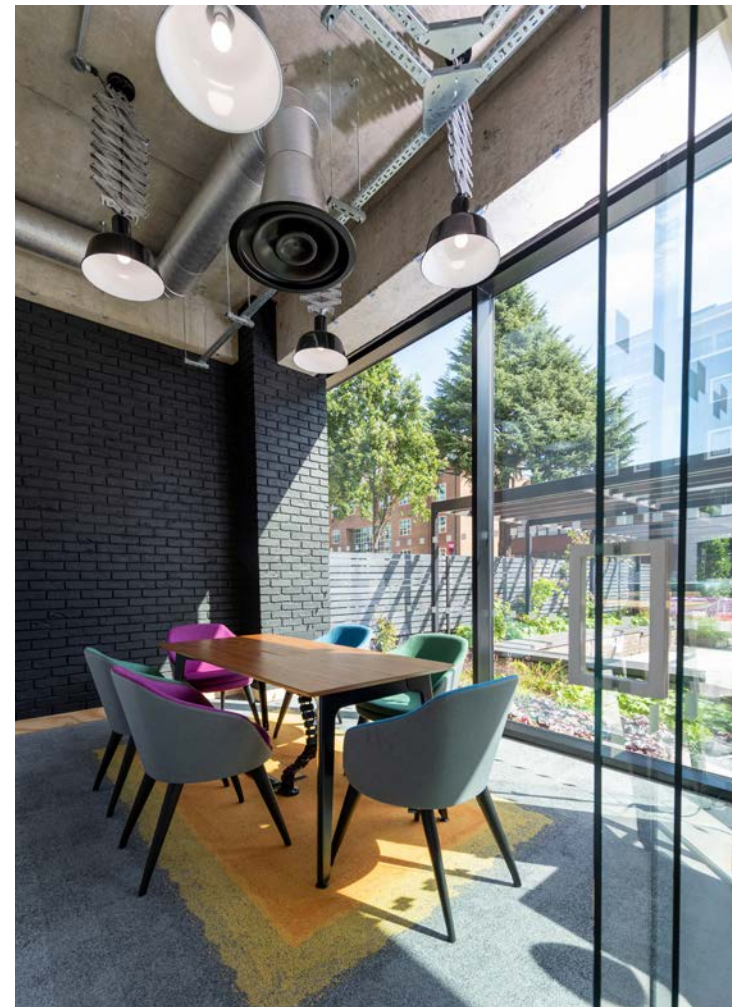
The Fitwel scheme is the world's leading certification system that optimises buildings to support health.

Choose GNR8 to help your employees live their best lives by making it easy and convenient to make healthy choices as part of their normal working day.

### FITWEL CERTIFICATION









4 9 C L A R E N D O N R D

[www.gnr8clarendonroad.co.uk](http://www.gnr8clarendonroad.co.uk)

A DEVELOPMENT BY



**bf.**  
brasier freeth

01923 210810

**Peter Brown**  
01923 205521  
[Peter.Brown@brasierfreeth.com](mailto:Peter.Brown@brasierfreeth.com)

**Graham Ricketts**  
01923 205525  
[Graham.Ricketts@brasierfreeth.com](mailto:Graham.Ricketts@brasierfreeth.com)

EXACT LOCATION

[what3words.com/shadow.ruby.storms](https://what3words.com/shadow.ruby.storms)

49 CLARENDON ROAD  
WATFORD | WD17 1HP