

# 42-44 CLARENDON ROAD

WATFORD, WD17 1JJ



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

There is a vast amount of on-site parking available at the cheapest rates in central Watford and a selection of meeting rooms/conference rooms, a staffed reception with admin support services on offer. Office suites are available in a range of sizes with flexible agreements to match.

## LOCATION

Ideally placed for easy access to the M1 and M25. It is only a five minute walk away from Watford Junction Railway Station, with main lines trains to London Euston which take approximately 20 minutes.

## SPECIFICATION/AMENITIES

- PA/Secretarial Support
- Meeting rooms available for hire
- Personalised call answering and voicemail
- 24hr access

# 42-44 CLARENDON ROAD

WATFORD, WD17 1JJ



GRYPHON  
PROPERTY PARTNERS



## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JAMIE MAJOR

0203 440 9809

[jamie.major@gryphonpropertypartners.com](mailto:jamie.major@gryphonpropertypartners.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. July 2020