



## DESCRIPTION

The Junction provides high-quality, efficient office accommodation, extending to approximately 75,000 sq ft in total, over 7 floors. The Junction provides occupants with modern office accommodation, including high-speed Wi-Fi, air-conditioning throughout, contemporary WC and shower facilities and the option of private parking.

This serviced office building offers members flexible offices to accommodate between 1 – 220 staff, hot desking facilities, meeting room hire by the hour, half or full day and virtual offices.

## LOCATION

Watford is located 17 miles north west of Central London, and benefits from excellent transport connections via both road and rail. The Junction serviced office building benefits from excellent road connections, being located close to multiple motorways.

Watford Junction's rail connections are impressive, with direct trains into London Euston, Clapham Junction, Milton Keynes, Birmingham New Street, Birmingham International Airport and Manchester Piccadilly.

## SPECIFICATION/AMENITIES

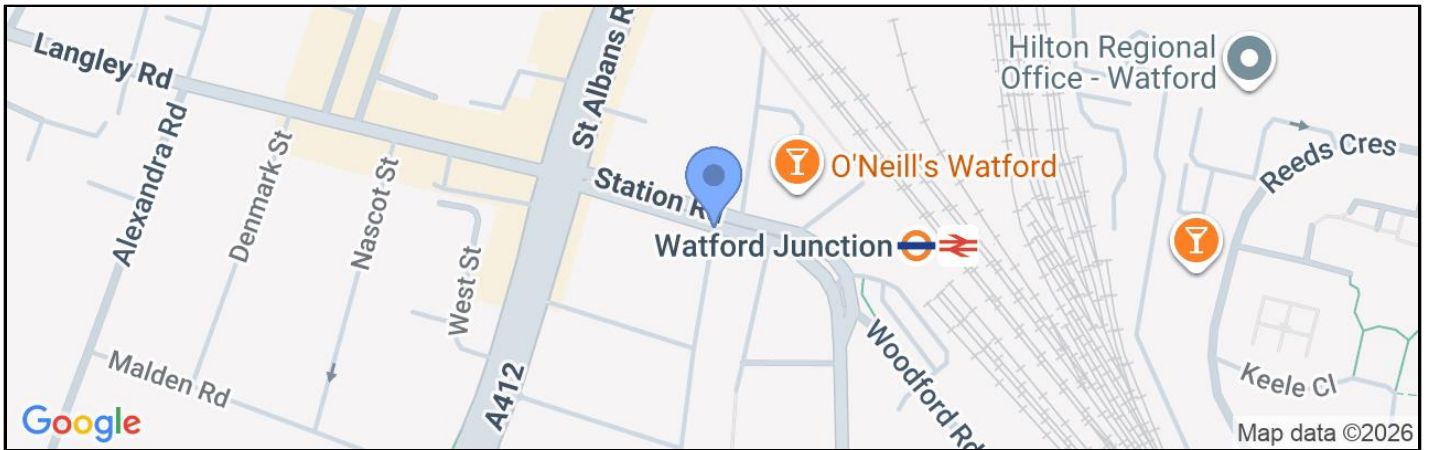
- Office suites built to requirements
- Breakout areas
- Refreshment areas
- Car parking
- 24 hr security
- 35 secure bicycle racks
- Executive lounge

# THE JUNCTION

STATION ROAD, WATFORD, WD17 1SR



GRYPHON  
PROPERTY PARTNERS



## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### GENERAL ENQUIRIES

0203 440 9800

[info@gryphon.uk.com](mailto:info@gryphon.uk.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. March 2026