



**THE  
CLARENDON  
WORKS**

**THE LARGEST SPECULATIVE  
OFFICE DEVELOPMENT  
IN WATFORD**

**WD17 1JA**

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01

# ON ANOTHER LEVEL

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OFFICE SPACE STARTING  
FROM 5,390 SQFT

30,000 SQFT OF GRADE A  
OFFICE SPACE REMAINING



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# MAKE AN ENTRANCE

ENTRANCE TO THE CLARENDON WORKS, WITH CAFÉ ON THE LEFT HAND SIDE.





# BEST-IN-CLASS



OFFICE LOBBY WITH  
COMMUNAL SEATING  
AND DIRECT ACCESS  
TO THE CAFÉ



# AMENITY-RICH

11<sup>TH</sup> FLOOR BAR  
BOMBONI

11<sup>TH</sup> FLOOR ROOF TERRACE  
WITH VIEWS LOOKING EAST



11<sup>TH</sup> FLOOR ROOF TERRACE



GROUND FLOOR  
BLA BLA CAFÉ





# MEETING SPACES

YOOOSERV  
FLEXIBLE WORKSPACES



# CONTEMPORARY STYLE

INDICATIVE  
CHANGING ROOM

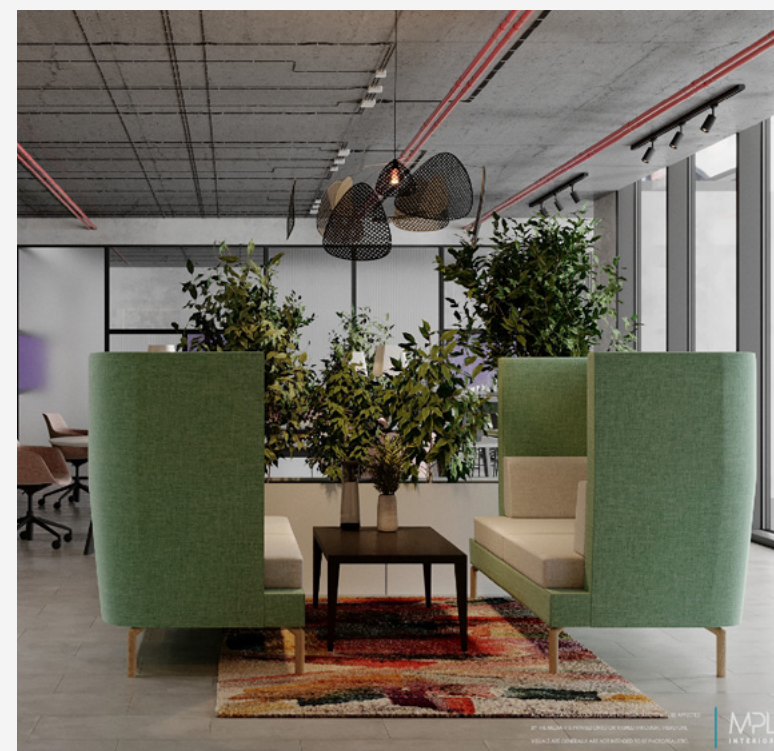


INDICATIVE CREATIVE  
FLOOR LAYOUT

**YOOSERV**

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**YOUR  
AMENITY  
PROVIDER**



**CUTTING-EDGE MEETING ROOMS**

With impressive tech and serene designs, our meeting rooms are designed to boost productivity.



**PRIVATE LOUNGES**

Say goodbye to noisy cafes. Our private lounges are the perfect place to kick back and meet new people.



**SOPHISTICATED ROOF TERRACE**

Take your laptop to our stunning roof terrace to get a hit of vitamin D while tackling your work.



**FULL SOUNDPROOFING**

Shut out the world and keep conversations private with our fully soundproofed meeting rooms.



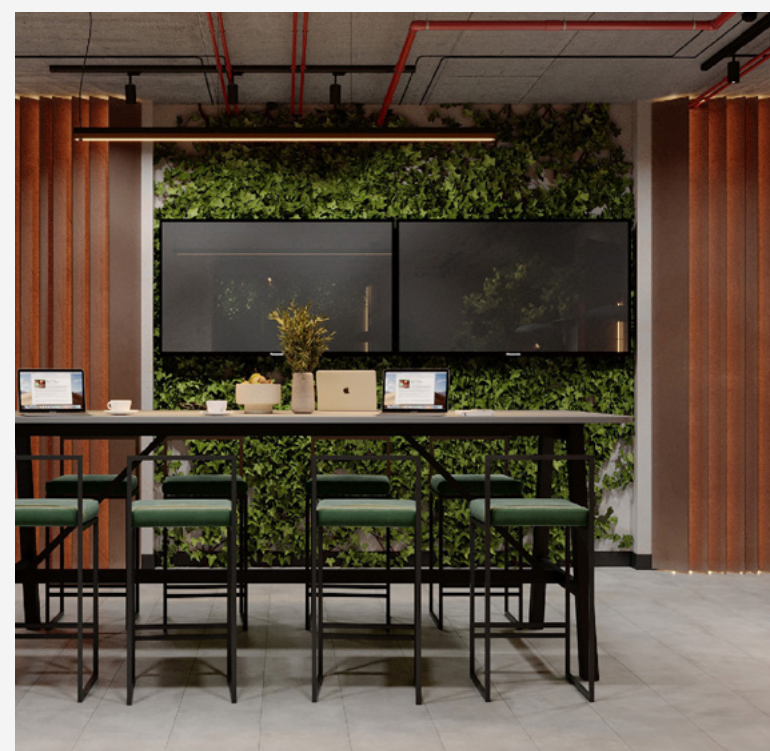
**COLLABORATIVE SPACES**

Gather the team for a brainstorming session or company meeting in our generous collaborative spaces.



**BOOKABLE EVENT SPACE**

Need to host a private event? We've got you covered with our impressive, affordable event space.



**VIDEO BOOTH**

Take meetings in a private, soundproofed space with the latest video tech.



**MULTI-FAITH ROOM**

Take time out to pray, meditate or reflect in our multi-faith room, designed for people of all religions.



**ON-SITE CHEF AND CAFÉ**

Treat your tastebuds with freshly-prepared food and barista-made coffee, available all day long.

# REGENERATING WATFORD



£10 million Clarendon Road improvement works



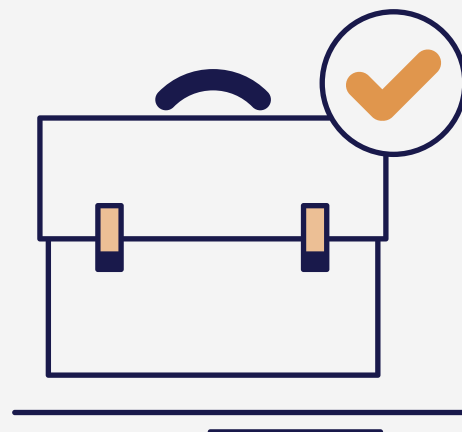
Thousands of new homes



£12.5 million on the refurbishment of Watford town hall and the Colosseum to create a new Town Hall Quarter\*



New pedestrianised areas



Thousands of new jobs



Improved infrastructure



\* Source: <https://www.watfordobserver.co.uk/news/19876261.watford-council-passes-ambitious-budget-regenerate-town/>



# | WE WATFORD



## COMING TO THE CLARENDON WORKS



# BUSINESS | CENTRED |

Local occupiers already located on Clarendon Road

THE CLARENDON WORKS



## RESTAURANTS

1. L'artista
2. Barracuda
3. Sushi No Mai
4. Roti Pan Kitchen
5. Yo Sushi
6. Kokoro
7. Las Iguanas
8. Côte Brasserie
9. Cassio Lounge
10. The Florist
11. Joe and the Juice
12. BloomsYard
13. Wagamama

## SHOPPING

1. atria Watford
2. Watford Market
3. Sainsbury's

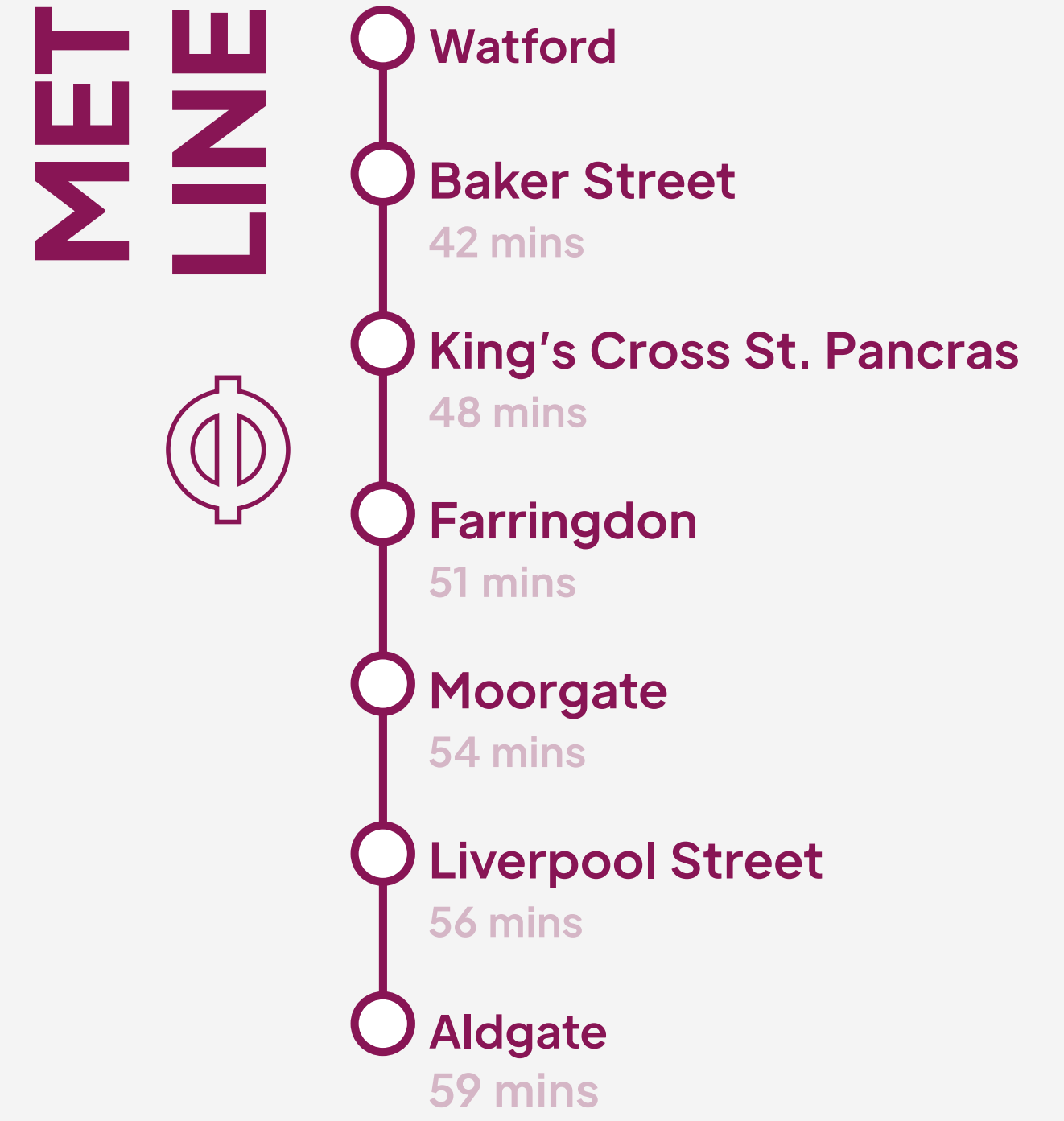
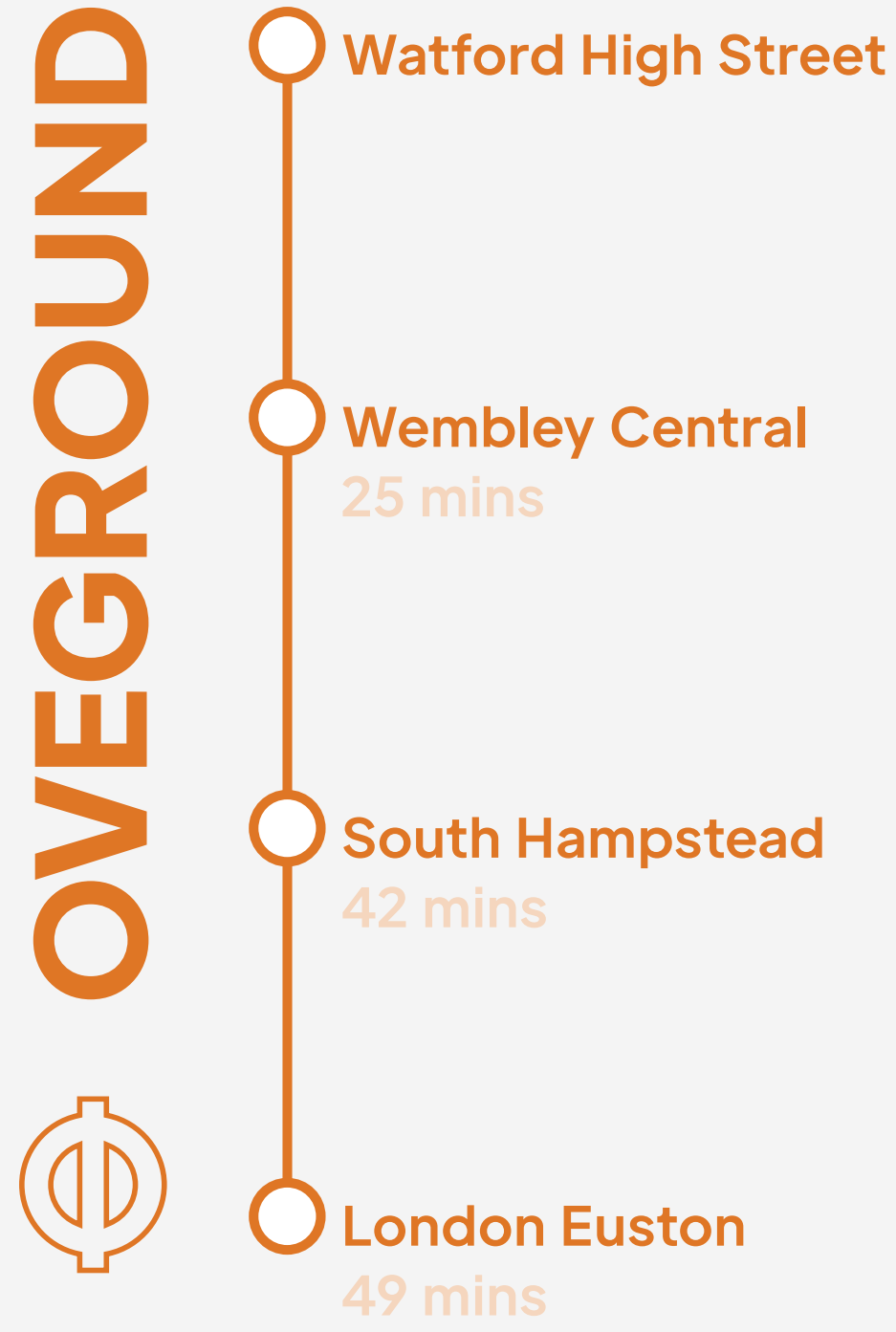
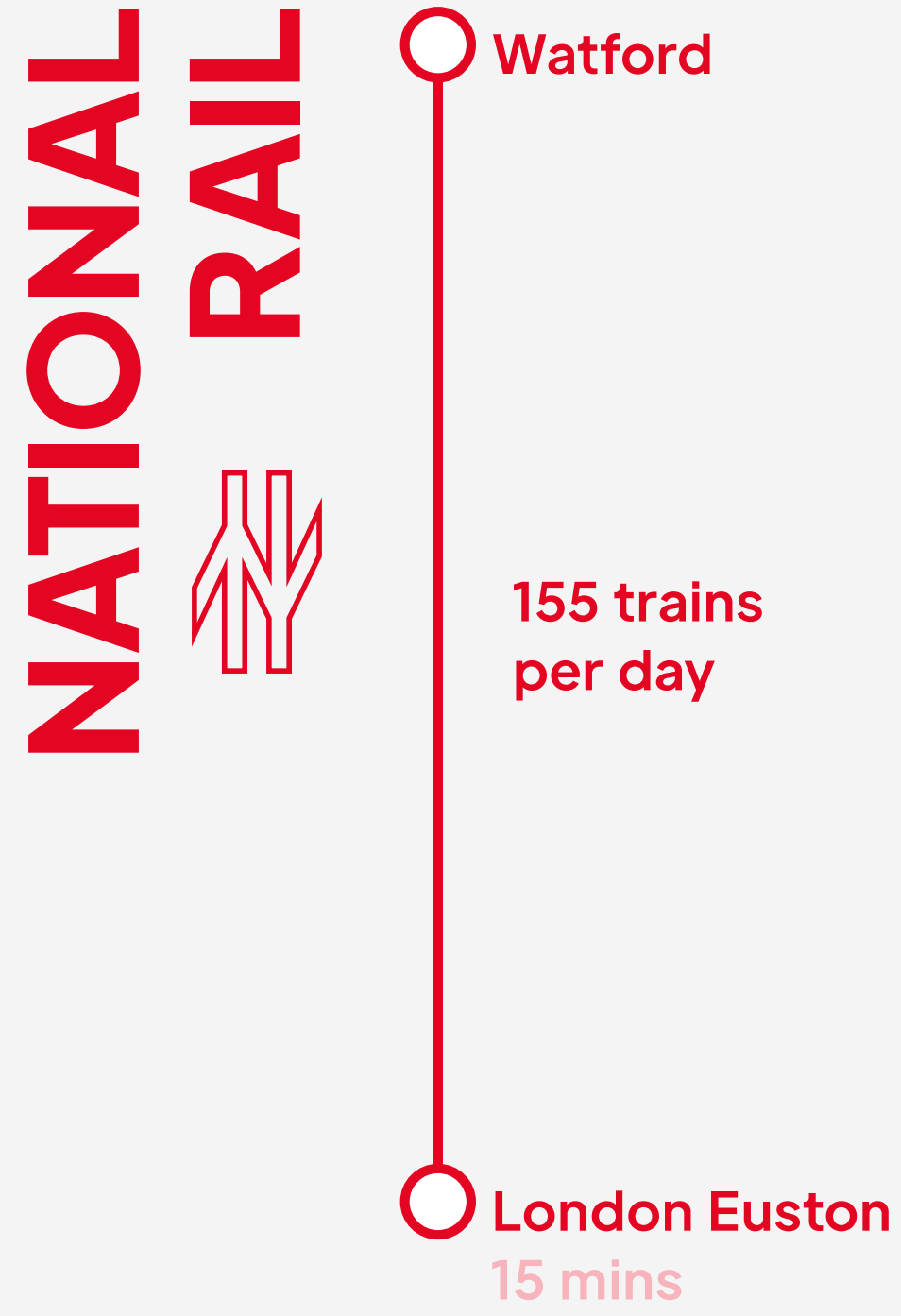
## CULTURE & ENTERTAINMENT

1. Watford Palace Theatre
2. Rock Up (climbing centre)
3. Watford Skatepark
4. Waterfields Recreation Grounds
5. Watford FC

## HOTELS

1. Jurys Inn Watford
2. Holiday Inn
3. The Grove







## AIRPORTS

- London Luton Airport  
23 mins by car
- London Heathrow Airport  
25 mins by car
- London Stansted Airport  
50 mins by car



## BY CAR

- M1 Motorway  
6 mins
- M25 Motorway  
8 mins
- M40 Motorway  
21 mins



## WALKING

- Watford Market  
3 mins
- Watford Junction  
6 mins
- Cineworld  
6 mins
- Sainsbury's  
7 mins
- atria Shopping Centre  
7 mins
- Marks & Spencer  
8 mins
- Cassiobury Park  
17 mins

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# 02 ABCD ESG

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One of the UK's top 10  
healthiest workspaces  
- raising the stakes  
in Watford.



# REGAL

“To ensure that future generations thrive, we are committed to playing our part in tackling the climate crisis, and to delivering better outcomes for the environment and our local communities through creating positive social value.

Our sustainability strategy focuses on three areas: **transitioning to net zero carbon by 2030** through collaboration with our supply chain; **going beyond biodiversity net gain** and **helping disadvantaged groups** including military service leavers into employment in real estate and construction through our **Regal Academies.**”

**Paul Eden**  
Co-Founder, Regal



# REGAL ACADEMIES

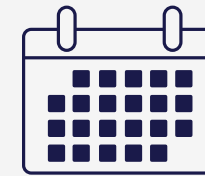
Regal, in an exclusive partnership with Building Heroes, have launched their first Regal Academy, a pop-up construction skills centre on Clarendon Road in Watford.



80 military veterans and people from often marginalised groups



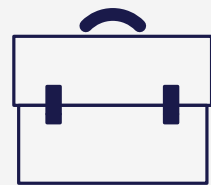
£2.5 million of social value per year using the National TOMS social value framework



Six five-week programmes a year



Learners secure a Level 1 Diploma in construction skills, a L1 Health & Safety Award and a CSCS Card



Many learners secure employment as a result



For the duration of the construction works



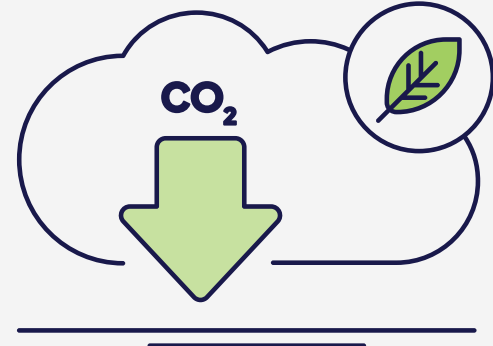
## REGAL ACADEMIES

IN PARTNERSHIP WITH

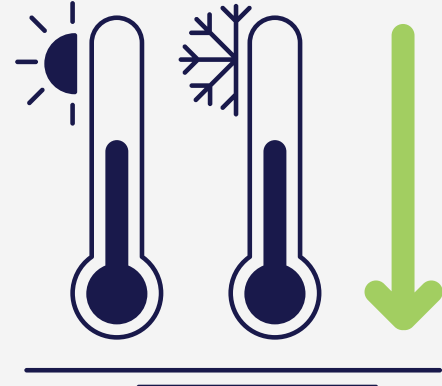




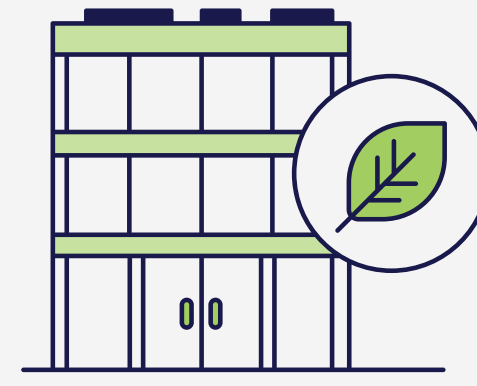
# SETTING | STANDARDS



48% less regulated carbon emissions compared to business as usual



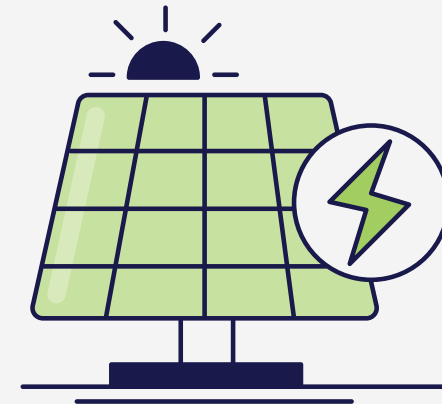
21% less heating & cooling demand compared to a typical office



Saving 69 tonnes of carbon per year compared to a typical office building



Diverting 90% demolition waste from landfill (3,459 tonnes to date)



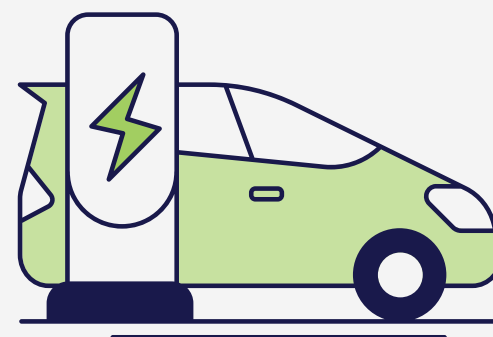
94kw peak PV array



Diverting 80% operational waste from landfill (2,338 tonnes to date)



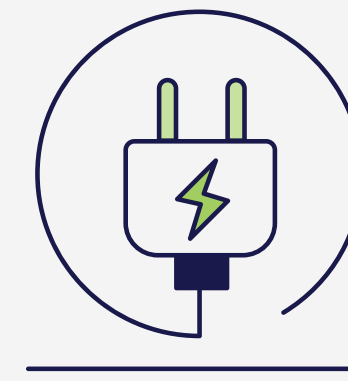
EPC Rating A for the offices and targeting insulation value equal or better than Part L



150 on-site parking spaces, 58 spaces with EV charging of which 50% will be active and 50% passive - all 7Kw/h



Enhanced biodiversity, planting approx 40 trees and a range of evergreen plants and flowers



All electric

# PURSuing | EXCELLENCE |



**EU taxonomy compliance**



**WiredScore – platinum achieved**

**BREEAM®**

**BREEAM – excellent achieved (design stage)**



**WELL rating – platinum achieved (precertification)**



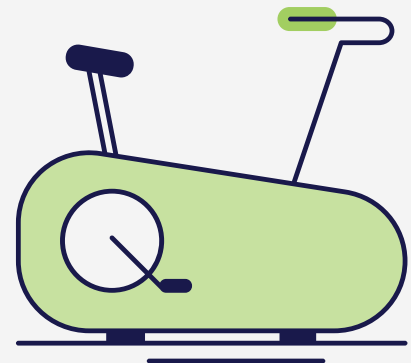
**ActiveScore – platinum achieved**

**ofgem**

**REGO certified (100% powered by renewable energy)**



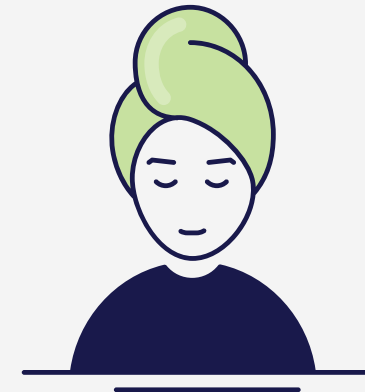
# ALL BEING WELL |



On-site gym  
(with classes)



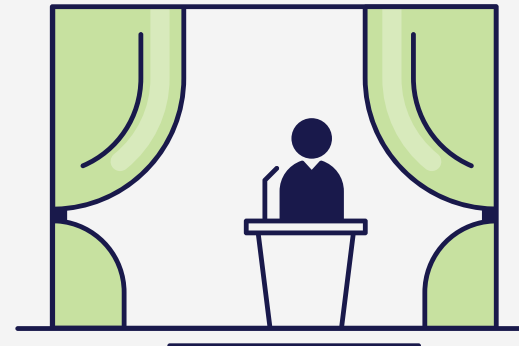
State-of-the-art  
changing facilities



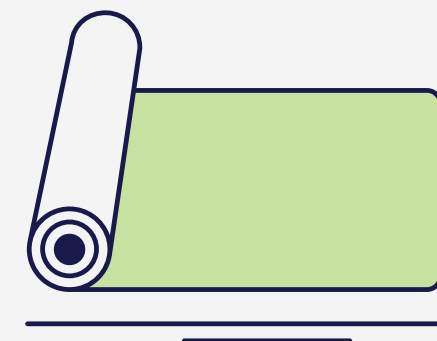
Treatment room



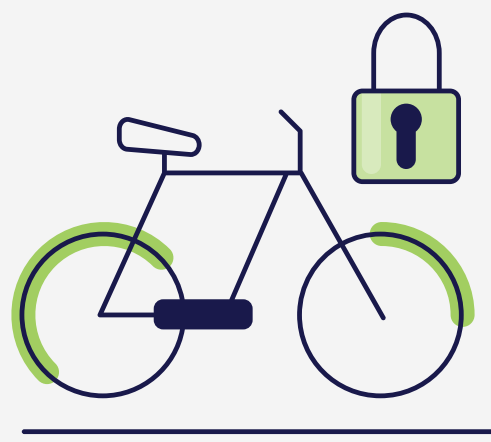
On-site café



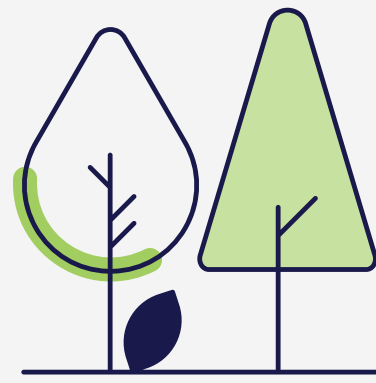
Event spaces



Yoga studio



Secure cycle storage  
& repair facilities



Green external  
spaces



Private rooftop  
terrace and bar





Work with us to develop your perfect enlivenment programme



Televised sporting events on the rooftop (e.g. Wimbledon)



Gym classes & personal trainers



Business and networking events and seminars



Private event space hire



Virtual running and sports clubs



Personalised options at on-site cafe



Yoga, meditation and mindfulness classes



Team building and competitions



Flexible workspace



Annual events calendar











Creative workshops

# SUSTAINABILITY SUMMARY

## WELLBEING

-  Biophilic interior design
-  Fresh food consumption
-  Landscaped terraces for workspace amenity
-  Touch free sanitaryware
-  High quality cycle provision
-  Gender neutral facilities on every floor
-  Gym
-  Ground floor café
-  Changing facilities
-  11th floor café / event space

## ENERGY EFFICIENCY



-  Wastewater heat recovery
-  Regulated carbon emission reduction
-  Low energy lighting
-  Reduced heating and cooling demand
-  Energy efficient lifts
-  Electric car charging
-  Roof mounted photovoltaics
-  Electric bicycle charging



## WATER MANAGEMENT

-  Stormwater attenuation
-  Improvement in water consumption
-  Greywater recycling

## BIODIVERSITY

-  Green roof terraces
-  Shared realm landscaping

## WASTE MANAGEMENT

-  Responsibly sourced materials
-  Separation of recyclable and non-recyclable waste

## CONNECTIVITY

-  Improved building connectivity
-  Improved digital infrastructure

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# 03 NEXT LEVEL SPACE

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80% Pre-Let  
Two floors remaining

**OFFICE SPACE STARTING  
FROM 5,390 SQFT**



# SCHEDULE OF AREAS

\*  
Smaller areas available.  
See floorplans for more  
information.

## NIA OFFICES

Level	Area sq ft	Area sq m
11 LET	-	-
10 LET	-	-
09 LET	-	-
08 LET	-	-
07 LET	-	-
06 LET	-	-
05*	15,265	1,418
04 LET	-	-
03 LET	-	-
02*	14,477	1,344
01 LET	-	-
Ground Floor LET	-	-
<b>TOTAL AVAILABLE SPACE</b>	<b>29,742</b>	<b>2,762</b>
<b>TOTAL BUILDING OFFICE SPACE</b>	<b>140,774</b>	<b>13,072</b>

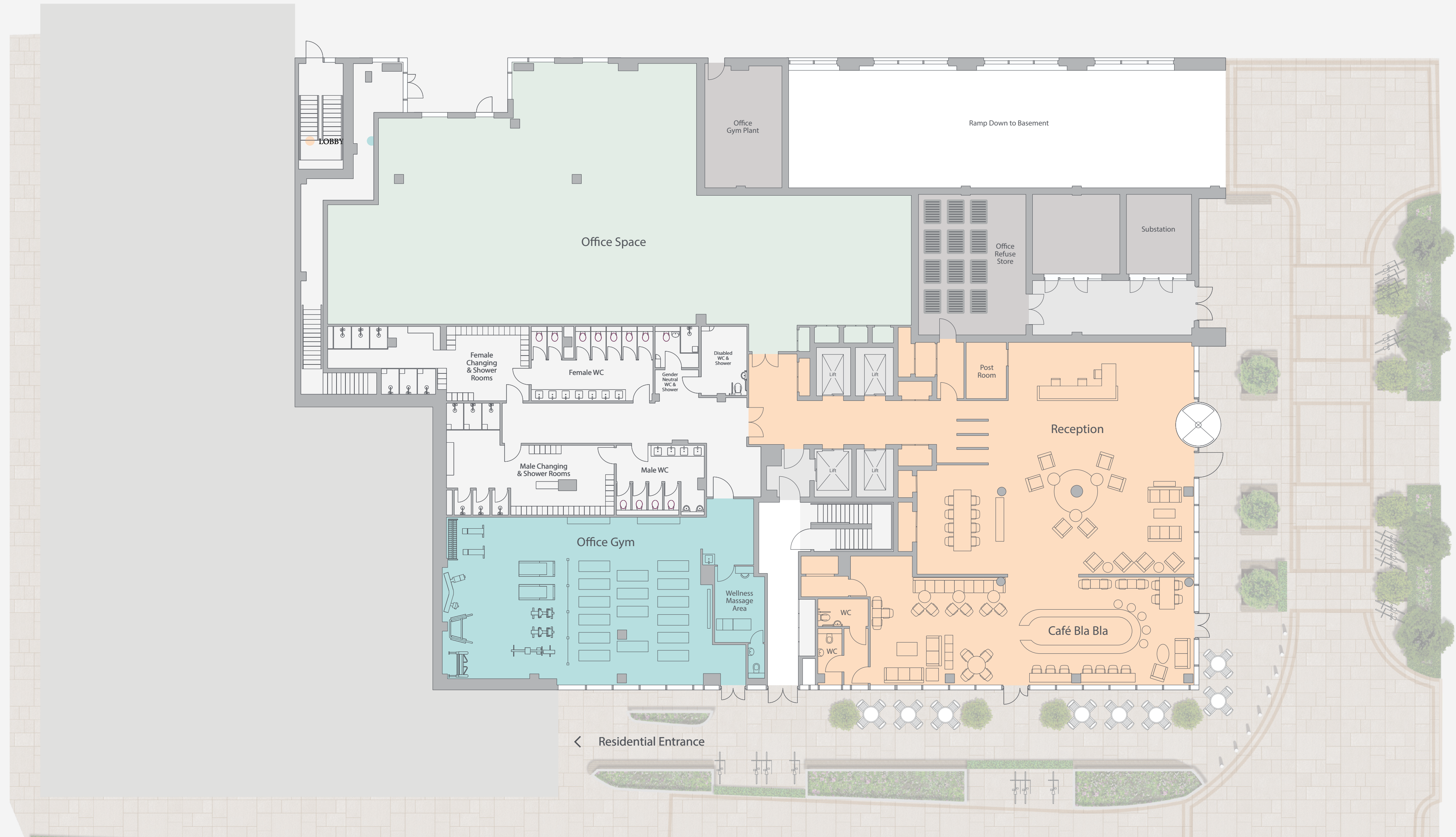
## AMENITY SPACE

Level		Area sq ft	Area sq
11	PRIVATE BAR BOMBONI	1,302	126
11	ROOF TERRACE	4,736	440
Ground Floor	SHOWERS & CHANGING FACILITIES	2,174	206
Ground Floor	GYM	1,733	164
Ground Floor	CAFÉ BLA BLA	1,389	141
Ground Floor	RECEPTION	2,433	226
<b>TOTAL</b>		<b>13,767</b>	<b>1,303</b>



# GROUND FLOOR

- OFFICE
- CORE
- LOBBY
- GYM





# FLOOR TWO

- OFFICE
- CORE

## LEVEL 2 FULL FLOORPLATE

	Area sq ft	Area sq m
Total	14,477	1,344

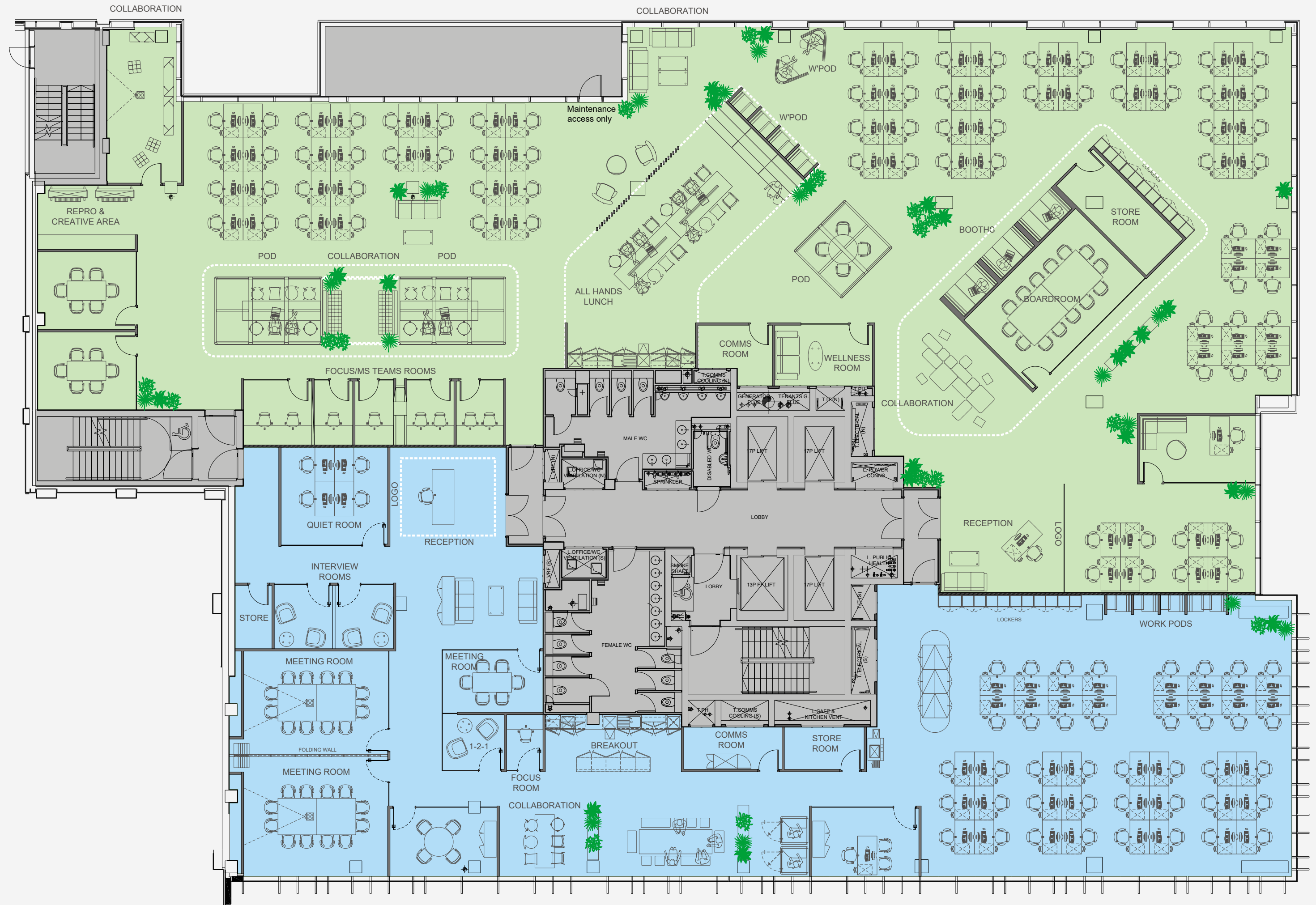


# FLOOR TWO

- OFFICE
- CORE

## LEVEL 2 SPLIT OPTION

	Area sq ft	Area sq m
North Suite	9,073	843
South Suite	5,392	501

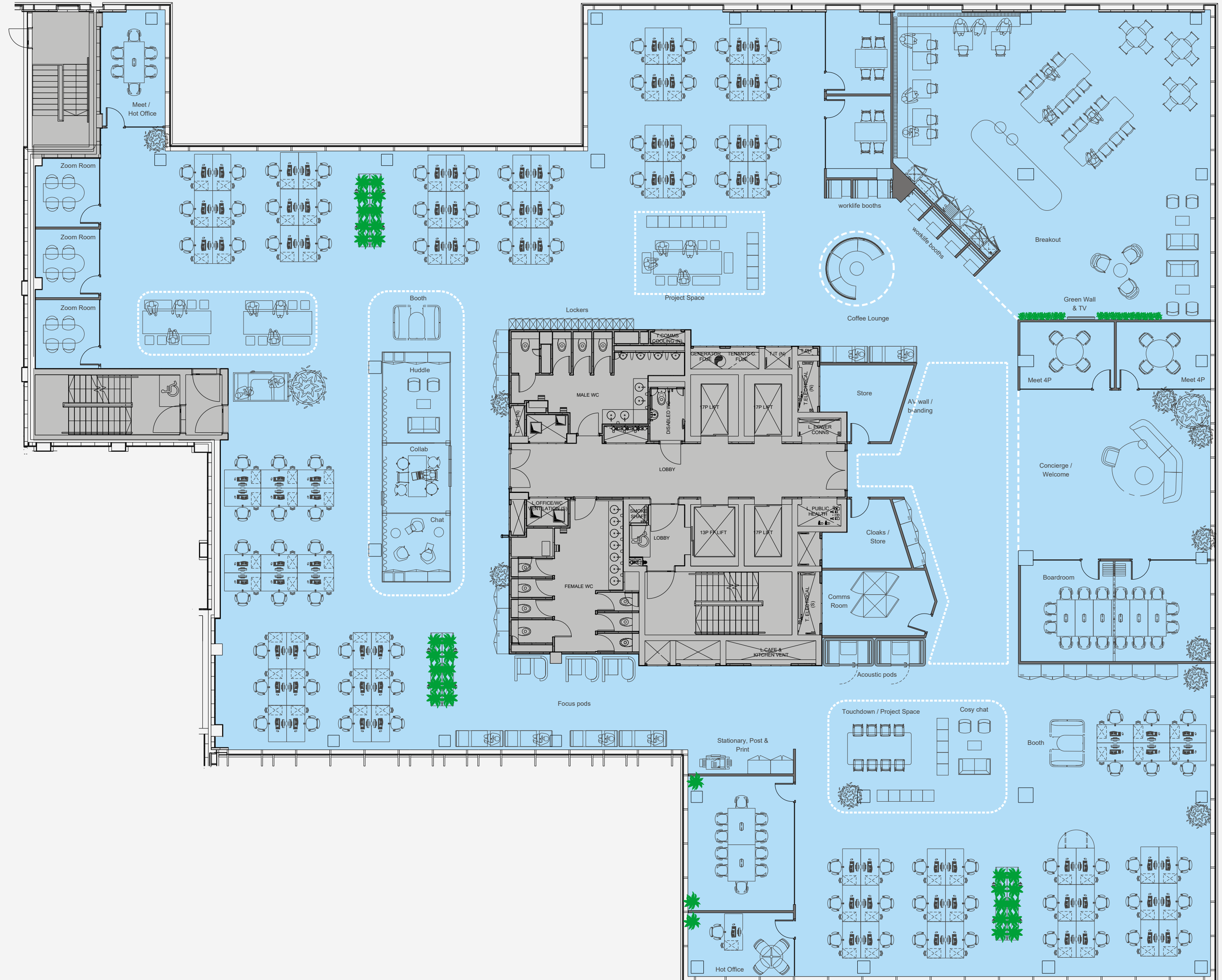


# FLOOR FIVE

- OFFICE
- CORE

## LEVEL 5 FULL FLOORPLATE

	Area sq ft	Area sq m
<b>Total</b>	<b>15,265</b>	<b>1,418</b>



# FLOOR FIVE

- OFFICE
- CORE

## LEVEL 5 SPLIT OPTION

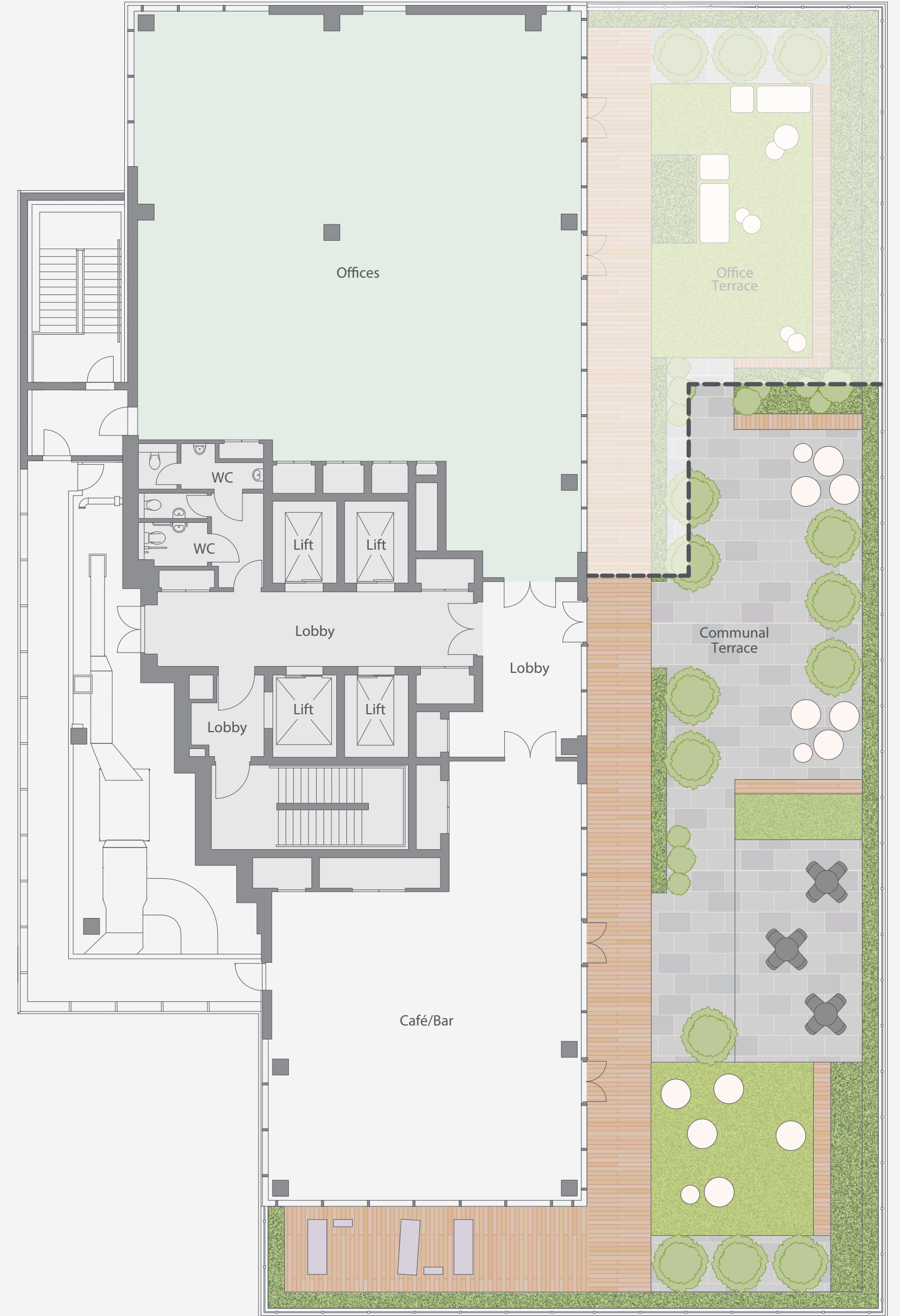
	Area sq ft	Area sq m
North Suite	8,363	777
South Suite	6,835	635



Let By Allwyn

# FLOOR ELEVEN

- OFFICE
- CORE
- TERRACE











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### Bla Bla Café Hours

MONDAY - FRIDAY  
07:30 - 20:00

SATURDAY  
07:30 - 20:00

SUNDAY  
08:00 - 15:00

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### Bomboni Bar Hours (11<sup>th</sup> Floor)

MONDAY - FRIDAY  
10:30 - 20:00

SATURDAY - SUNDAY  
*Private Bookings only*

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# CAFÉ AND ROOFTOP BAR





GYM



CHANGING ROOM



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# FIT FOR WORK



# BOOKABLE MEETING ROOMS

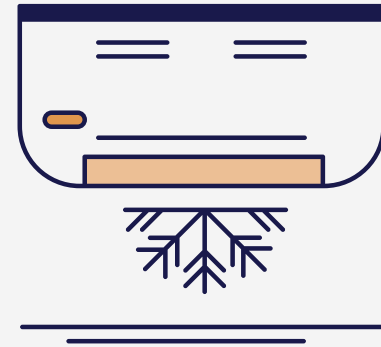


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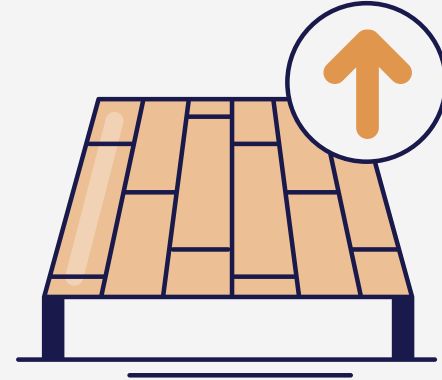
# PANORAMIC ROOFTOP BAR



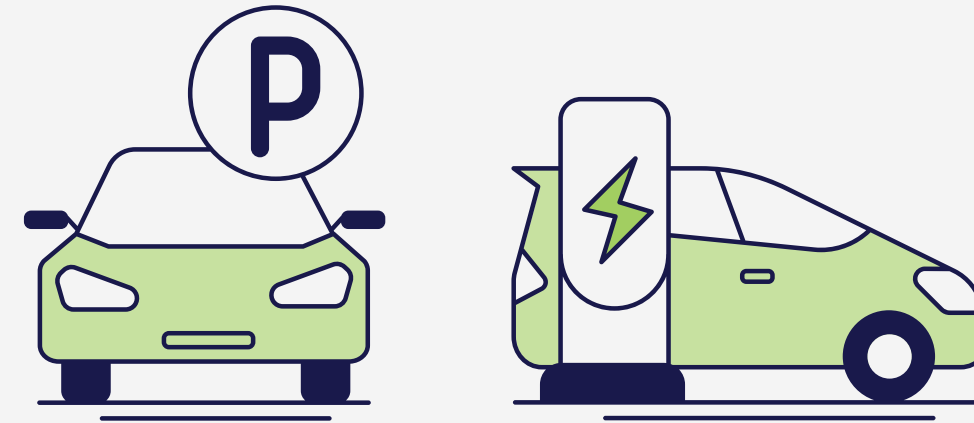
# TOP DRAWER



VRF air conditioning



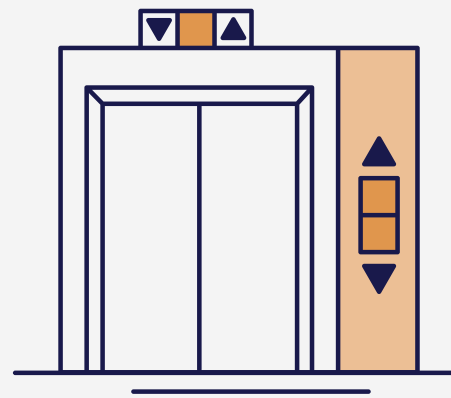
Fully accessible raised access floors



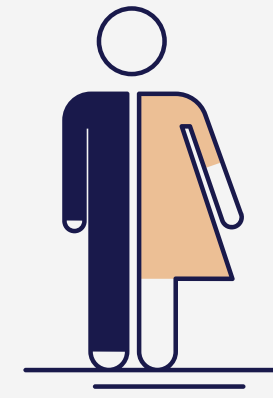
150 on-site parking spaces, 58 spaces with EV charging of which 50% will be active and 50% passive - all 7Kw/h



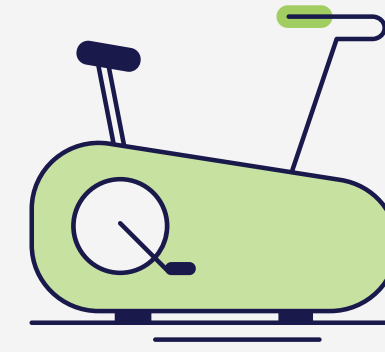
Secure bicycle spaces



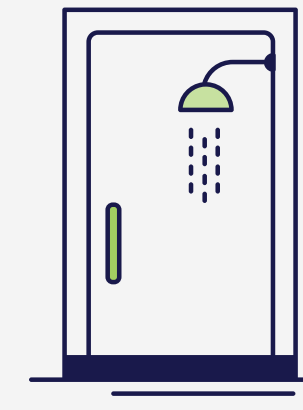
Four 17-person lifts



Gender neutral and disabled WCs on each floor



Gym and fitness suite with changing rooms



Changing rooms with showers and lockers



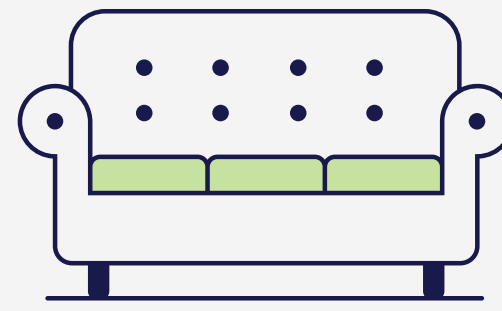
Ground floor and rooftop café



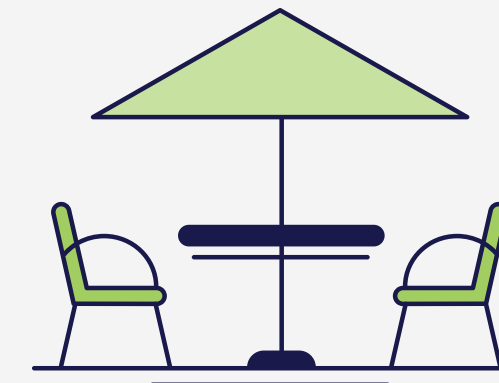
Low energy LED lighting



BREEAM Excellent with EPC A

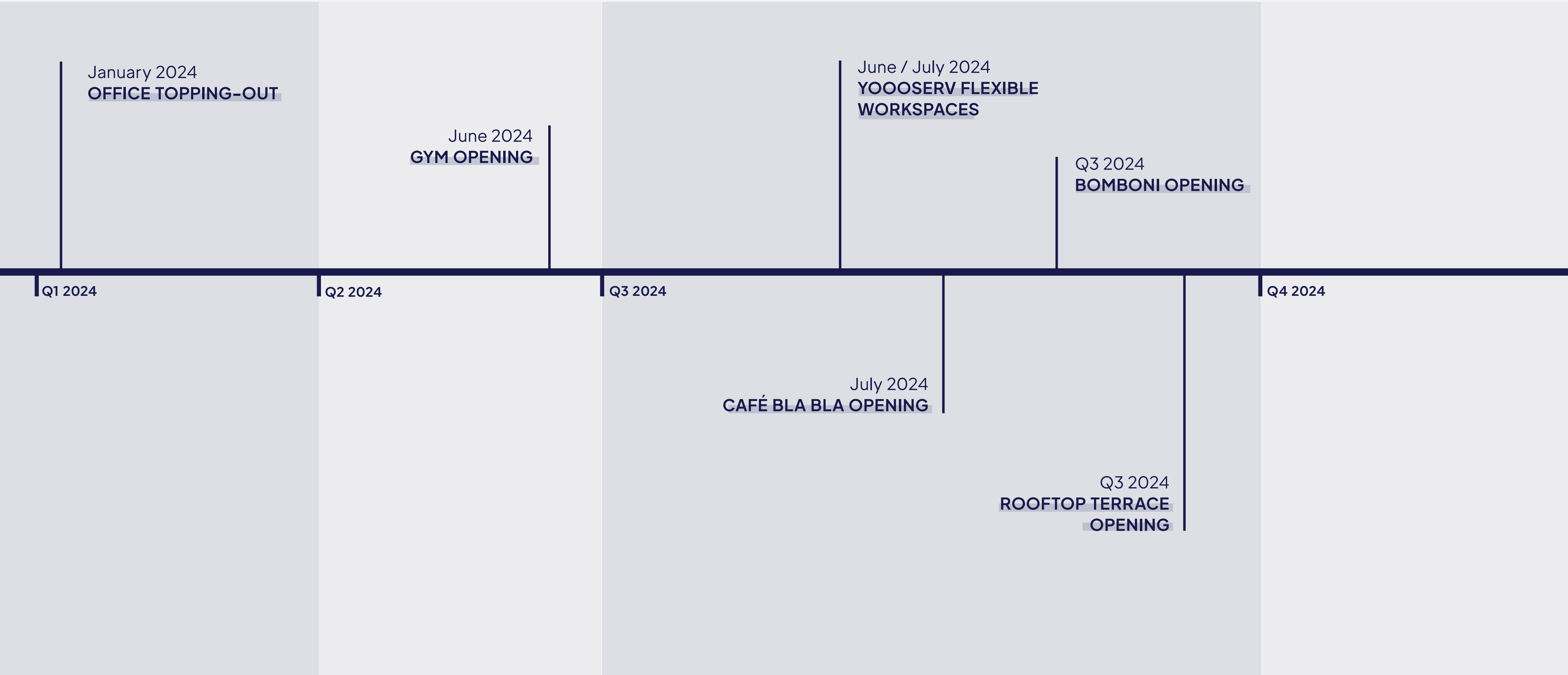


Impressive reception & business lounge



Rooftop amenities and terrace

# RIGHT ON TRACK



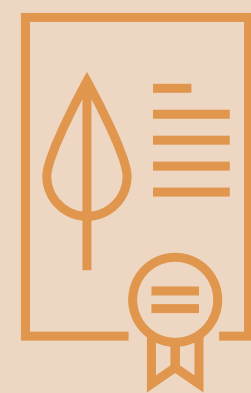
# WHY THE CLARENDON WORKS?



Helping you attract and retain the best people



Getting your staff back to the office



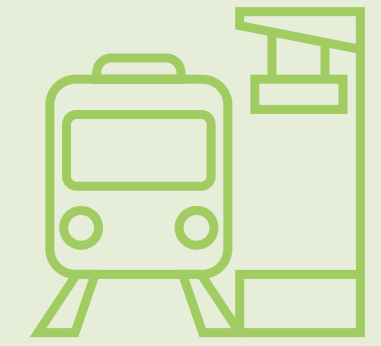
Helping you to achieve your corporate sustainability targets



Brand new, best-in-class workspace



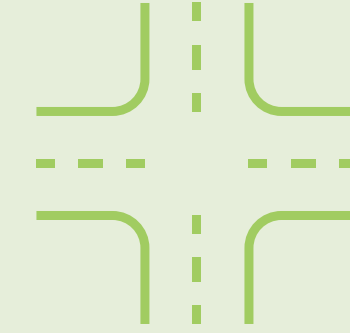
Amazing on-site amenity and breakout spaces



Centrally located within a 6 minute walk to Watford Junction station



A year round community events programme that you have the ability to influence. Tell us what you would like to see?



Easily accessible via car - only 6 minutes to the M1 and 8 minutes to the M25



Targeting the highest ESG standards in Watford



Our parking is comparable to any of our competitors AND 38% of our on-site spaces will be EV enabled. Unlimited parking within a 1 minute walk



13 restaurants within a 12 minute walk



Over 200 shops within an 8 minute walk



# DELIVERING ON OUR PROMISE

Regal, in partnership with Platform, a premium mixed-use flexible workspace operator, have launched their debut co-working brand Shoreditch Exchange, providing occupiers with co-working space, amenities and a community of like-minded people. All spaces will be operated with a hospitality first approach on flexible terms with offices for up to 382 people on rolling membership terms and hot desks and meeting rooms all available to book by the day.

Shoreditch Exchange comprises of 140,000 sqft of office space over eight floors with private offices, shared workspace and two outdoor terraces. Built and owned by Regal, the development completed in 2020 and includes 184 homes and over 43,000 sqft of commercial and retail space too.



CGI IS INDICATIVE ONLY



COMPLETED SCHEME

# REGAL WORKSPACE

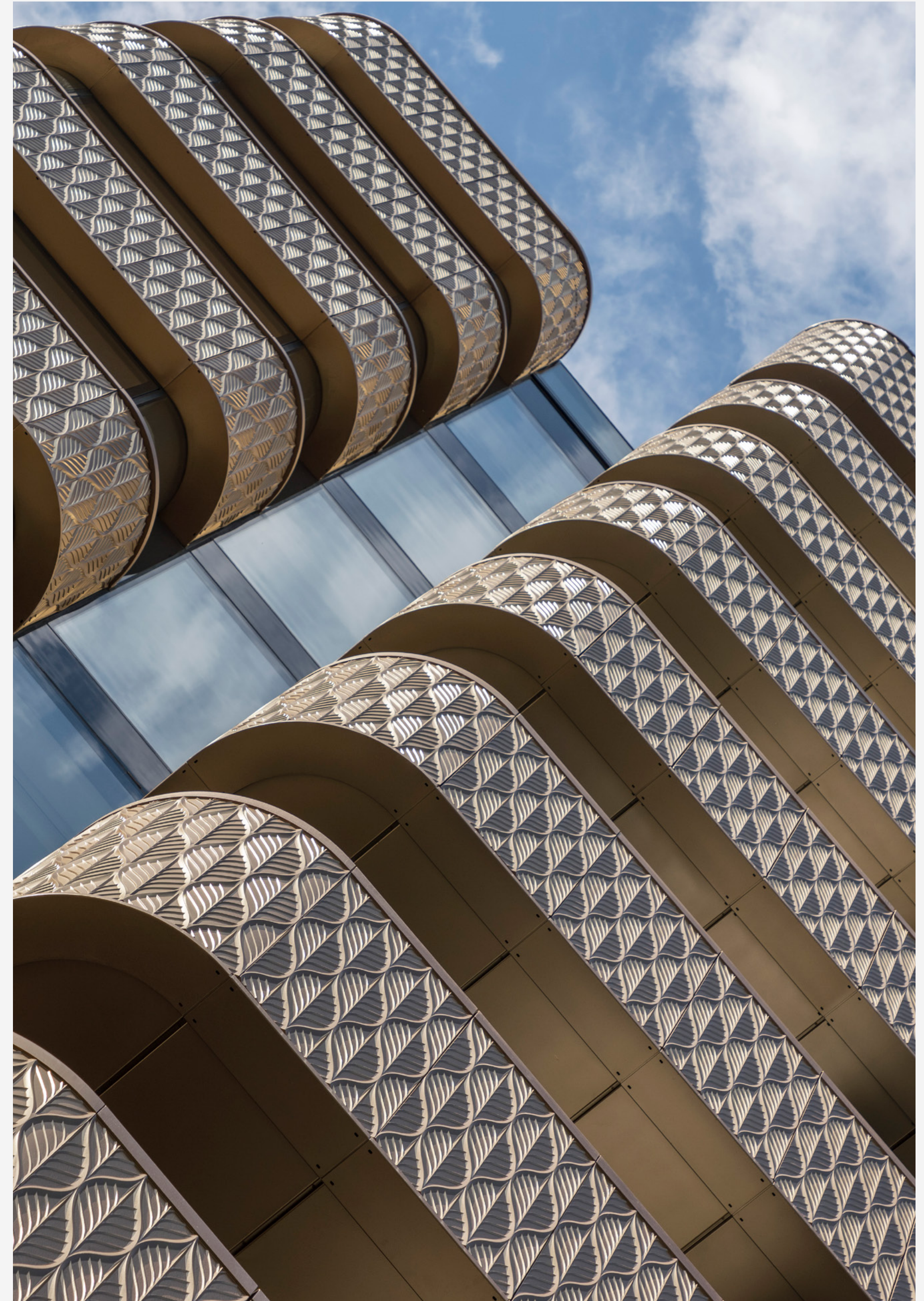
## REGAL

Regal is one of the capital's leading privately owned mixed-use developers with a focus on unlocking value from complex urban settings. With a legacy of over 25 years of success, Regal continues to shape vibrant places that reflect the diversity of our capital city. Regal builds long-term partnerships with like-minded parties, including landowners, councils and financial partners, to maximize their collective ambitions.

Regal's brand portfolio includes five sub-brands: 'Regal London', comprising the residential assets; 'Regal Students', the business's Purpose Built Student Accommodation portfolio; and 'Regal Workspace' its office portfolio. The developer's in-house construction arm is 'Regal Construction', and 'Regal Academies' includes onsite construction skills academies.

Unlike many other developers, Regal is a fully integrated business operating across the entire lifecycle of the asset, which means that it puts the customer at the centre of everything it does.

Regal strives for progress towards net zero and invests in innovative technologies to reduce its carbon footprint. Regal works with partners and collaborators to create positive social value, and in keeping with its own entrepreneurial spirit, particularly works with groups providing support for young people and those wanting to further their own careers.



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THE CLARENDON WORKS

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JAY MOORE

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bray fox smith

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REGAL WORKSPACE

PAUL EDEN

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E: [paul@regal.co.uk](mailto:paul@regal.co.uk)

ARCHITECT AND LEAD DESIGNER

Fraser Brown MacKenna

STRUCTURAL ENGINEER

Terrell

MEP ENGINEER

Chapman BDSP

FIRE ENGINEER

Ashton Fire

PRINCIPAL DESIGNER

Sweco UK

GARDEN DESIGNER

Kate Gould Gardens

Visit our website:

[theclarendonworks.co.uk](http://theclarendonworks.co.uk)

APPROVED INSPECTOR

Salus Building Control

BREEAM CONSULTANT

Whitecode Consulting

FAÇADE CONSULTANT

Interface Façade Engineering

WELL BUILDING STANDARD CONSULTANT

AECOM

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**THANK YOU!**

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