



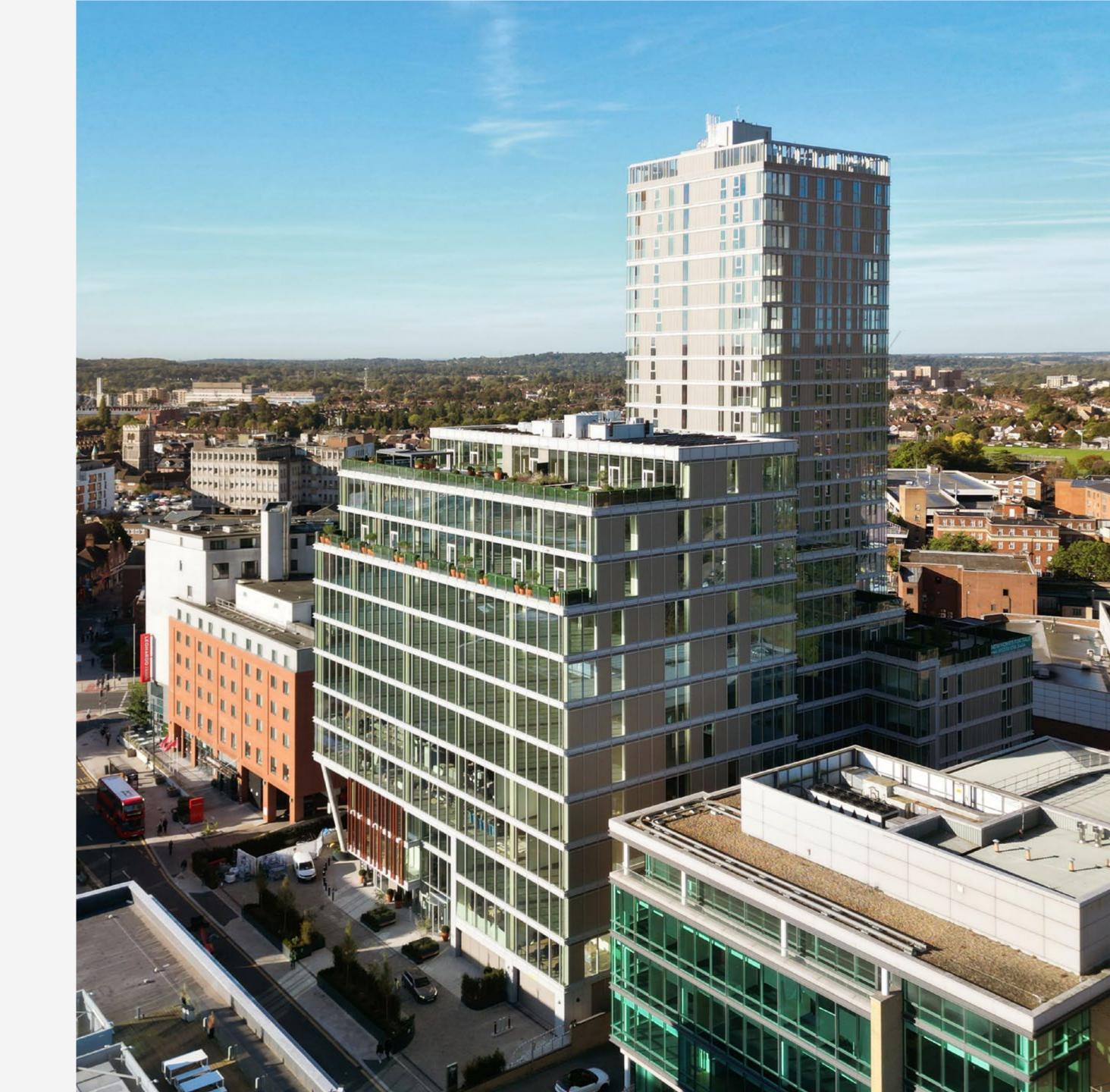
THE LARGEST SPECULATIVE OFFICE DEVELOPMENT IN WATFORD

WD171JA

ON ANOTHER LEVEL

OFFICE SPACE STARTING FROM 5,392 SQFT

14,477 SQFT OF GRADE A OFFICE SPACE REMAINING

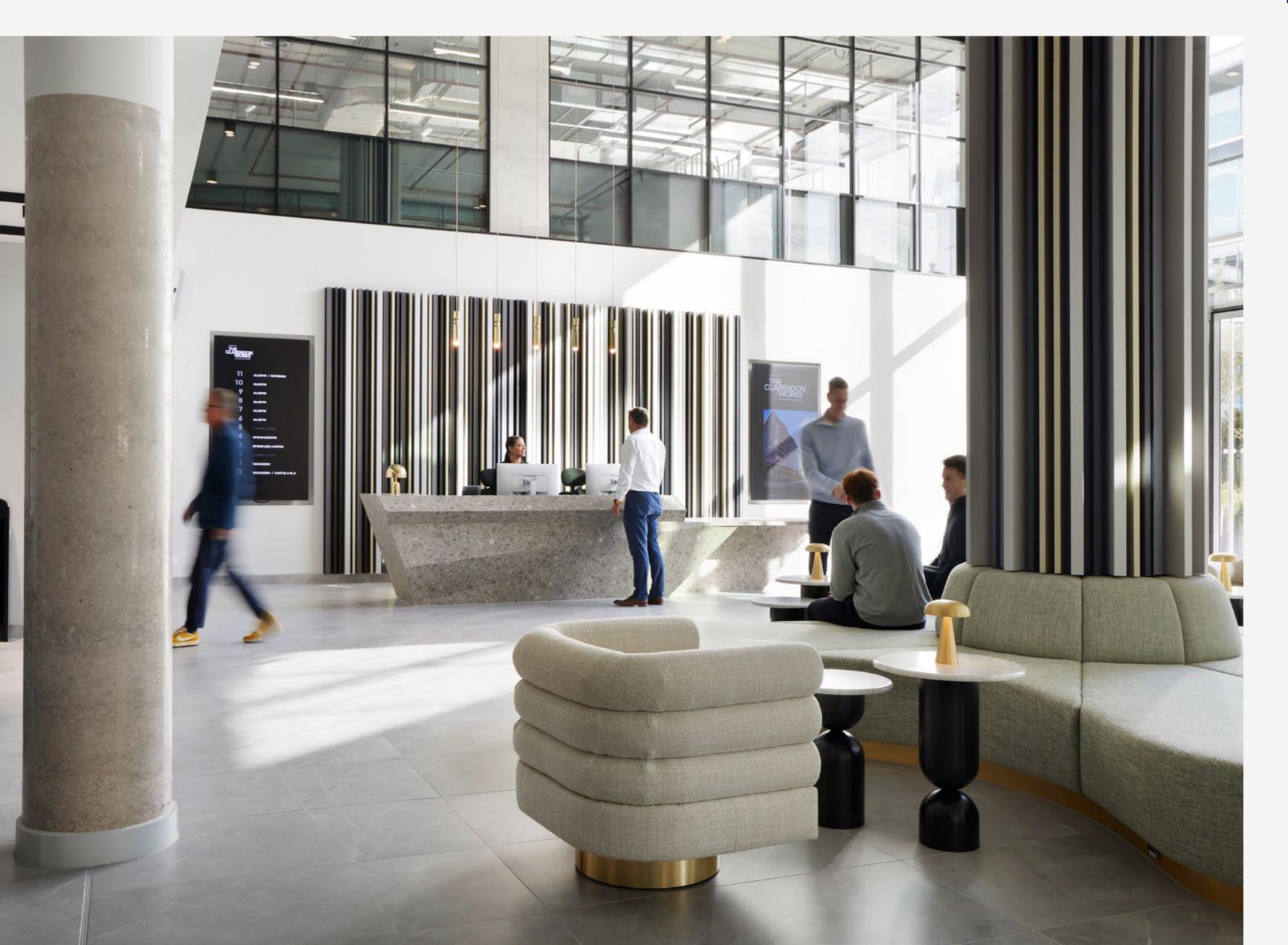




MAKE AN ENTRANCE

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[™] FLOOR BAR ELEVEN 11TH FLOOR ROOF TERRACE WITH VIEWS LOOKING EAST



11TH FLOOR ROOF TERRACE



GROUND FLOOR BLA BLA CAFÉ







MEETING SPACES

YOOOSERV FLEXIBLE WORKSPACES



CONTEMPORARY STYLE

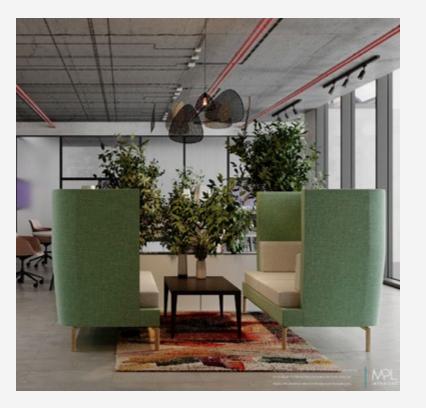
CHANGING ROOM



INDICATIVE CREATIVE FLOOR LAYOUT

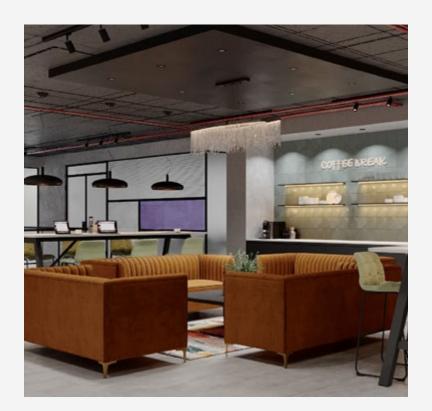
Yoooserv

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.



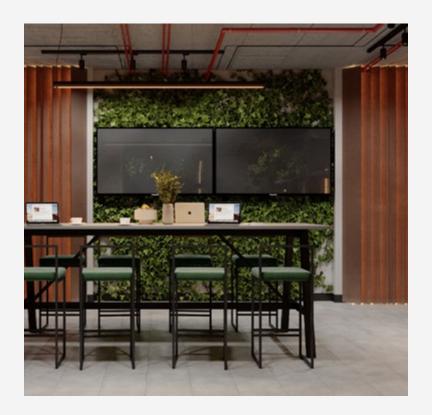
COLLABORATIVE SPACES

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



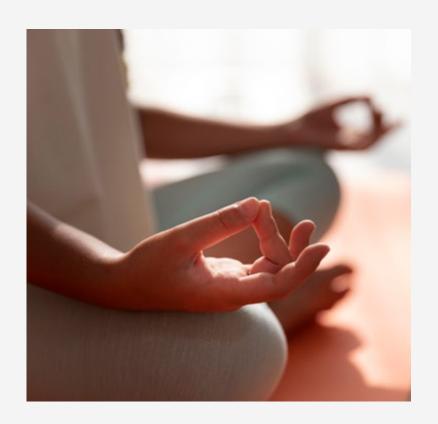
BOOKABLE EVENT SPACE

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



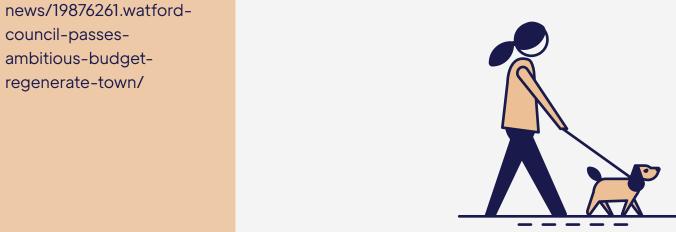
£10 million Clarendon Road improvement works



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/

council-passesambitious-budgetregenerate-town/























SmithNephew

COMING TO THE CLARENDON WORKS















- 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

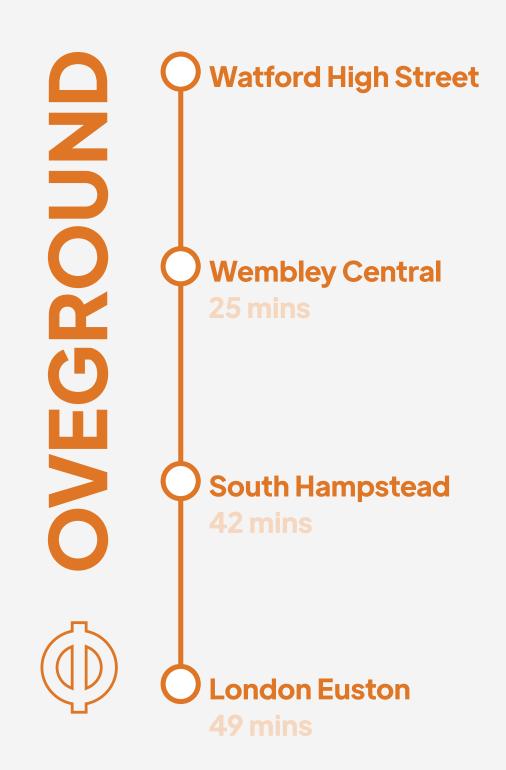
- 1. Jurys Inn Watford
- 2. Holiday Inn
- 3. The Grove

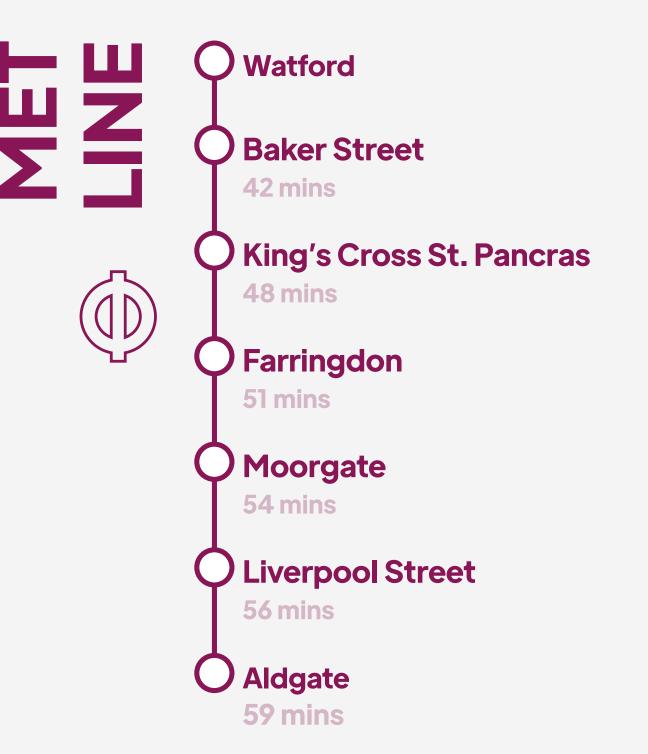




ABOUT THE ARE









AIRP

London Luton Airport 23 mins by car **London Heathrow Airport** 25 mins by car

London Stansted Airport

50 mins by car

M1 Motorway 6 mins **M25 Motorway** 8 mins M40 Motorway

21 mins



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







ABCD ESG

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



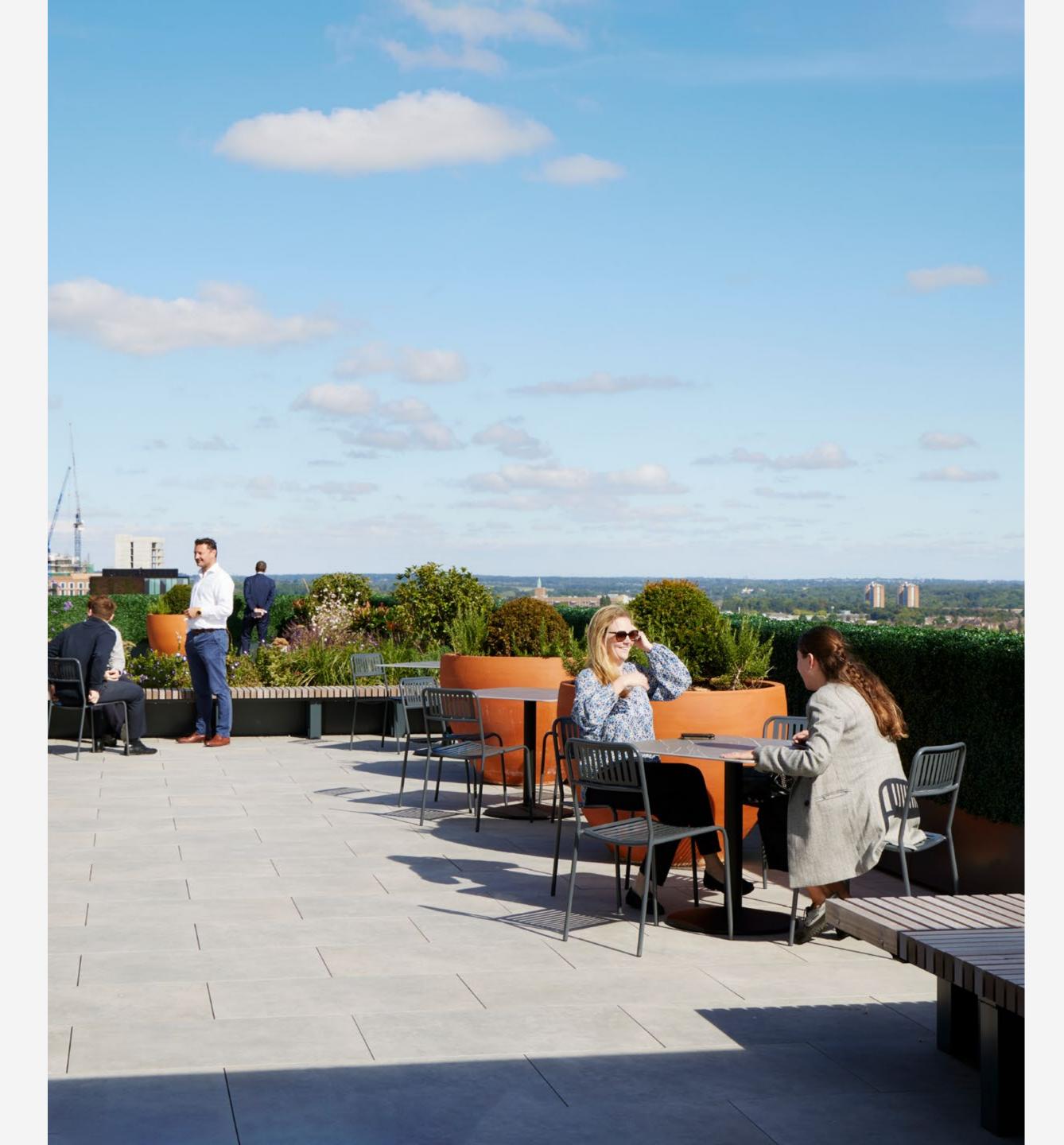


"To ensure that future generations thrive, we are committed to playing our part in tackling the climate crisis, and to delivering better outcomes for the environment and our local communities through creating positive social value.

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



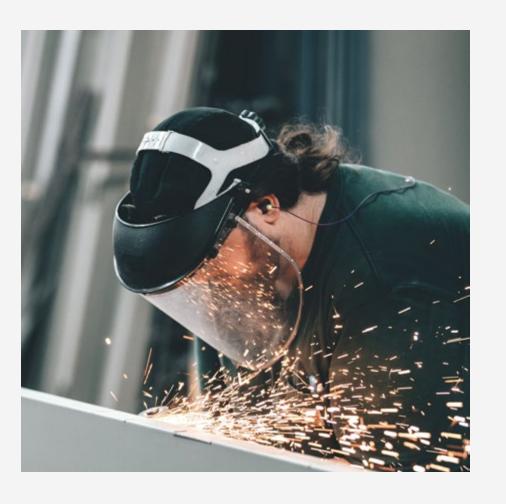
For the duration of the construction works





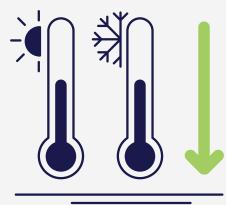
IN PARTNERSHIP WITH



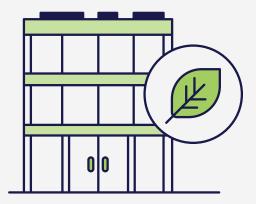




48% less regulated carbon emissions compared to business as usual



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



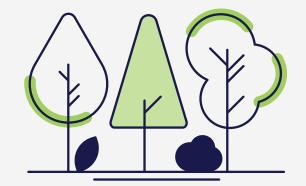
Diverting 80% operational waste from landfill (2,338 tonnes to date)



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





EU taxonomy compliance



WELL rating – platinum achieved (precertification)



WiredScore – platinum achieved



ActiveScore – platinum achieved



BREEAM – excellent achieved



REGO certified (100% powered by renewable enengy)







On-site gym (with classes)



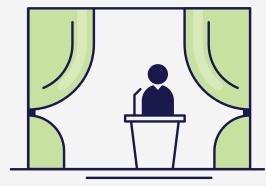
State-of-the-art changing facilities



Treatment room



On-site café



Event spaces



Yoga studio



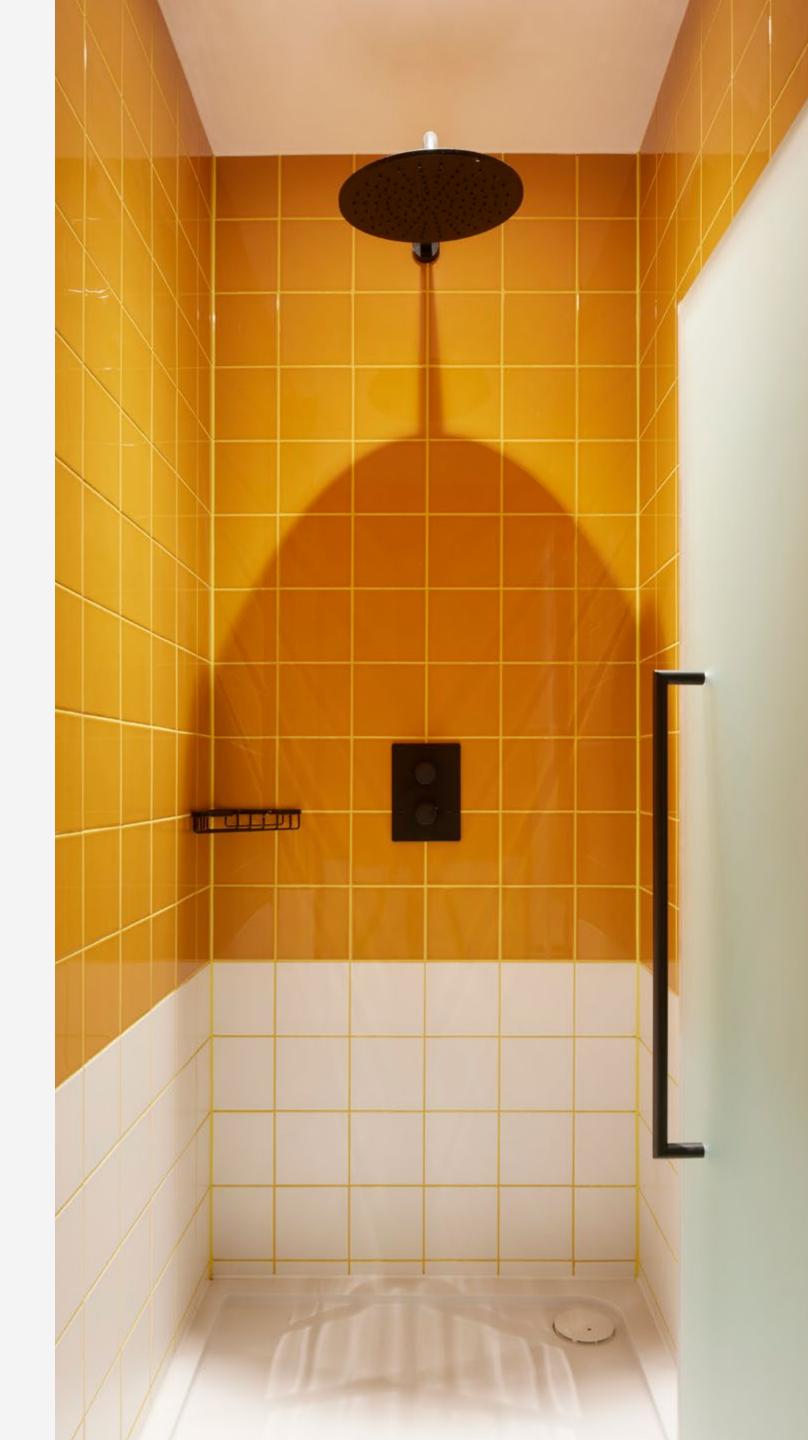
Secure cycle storage & repair facilities



Green external spaces



Private rooftop terrace and bar





USUM





Work with us to develop your perfect enlivenment programme



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



Gym classes & personal trainers



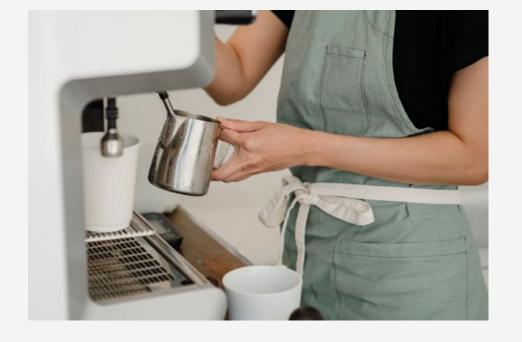
Business and networking events and seminars



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



WELLBEING



Biophilic interior design



Fresh food consumption



Touch free sanitaryware



High quality cycle provision



Gender neutral facilities on every floor



Gym



Ground floor café



11th floor café / event space

ENERGY EFFICIENCY

Changing

facilities



Wastewater heat recovery



Regulated carbon emission reduction



Low energy lighting



Reduced heating and cooling demand



Energy efficient lifts



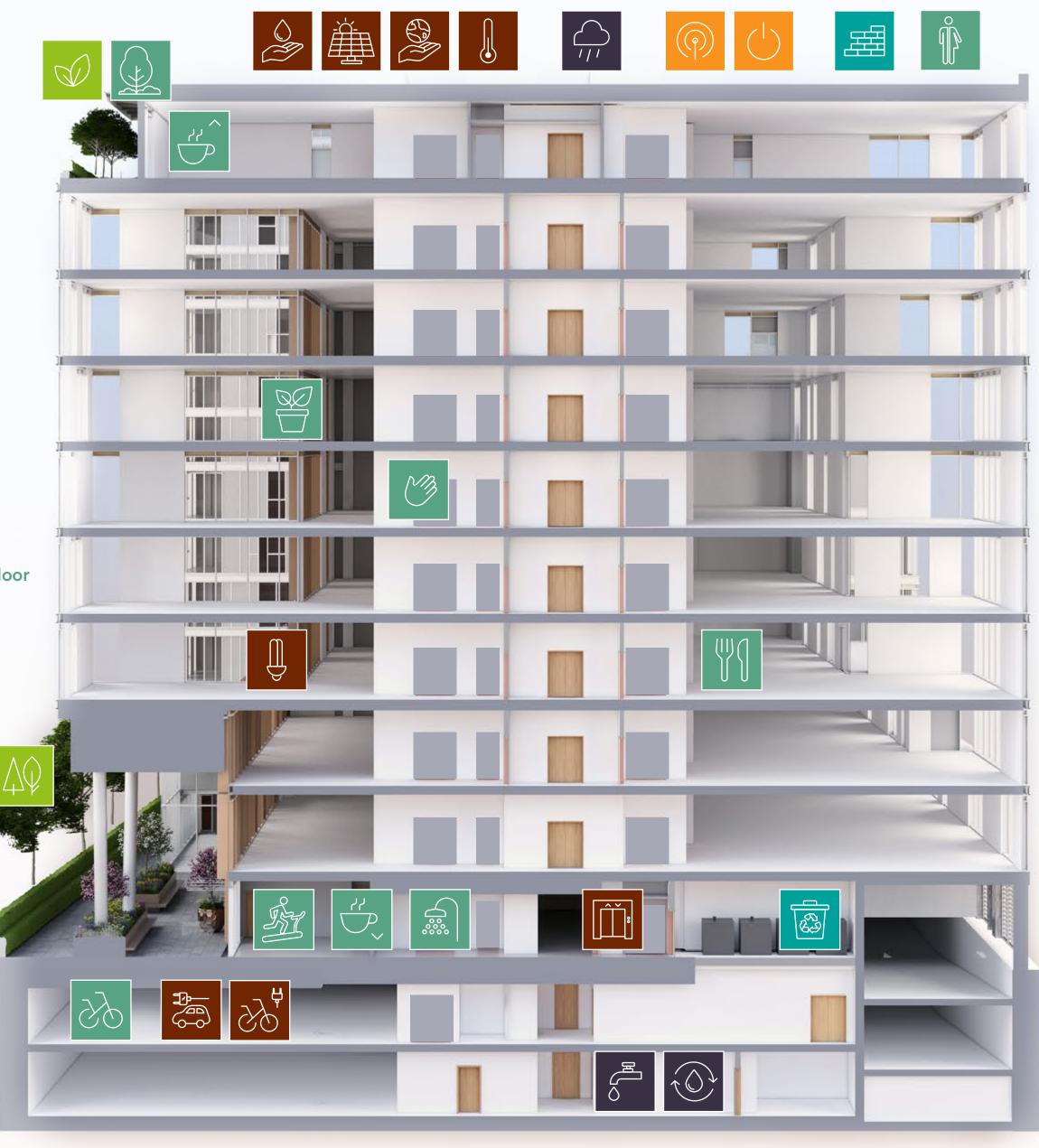
Electric car charging



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





NEXT LEVEL

SPACE

One floor remaining

OFFICE SPACE STARTING FROM 5,392 SQFT





SCHEDULE OF AREAS

k

Smaller areas available. See floorplans for more information.

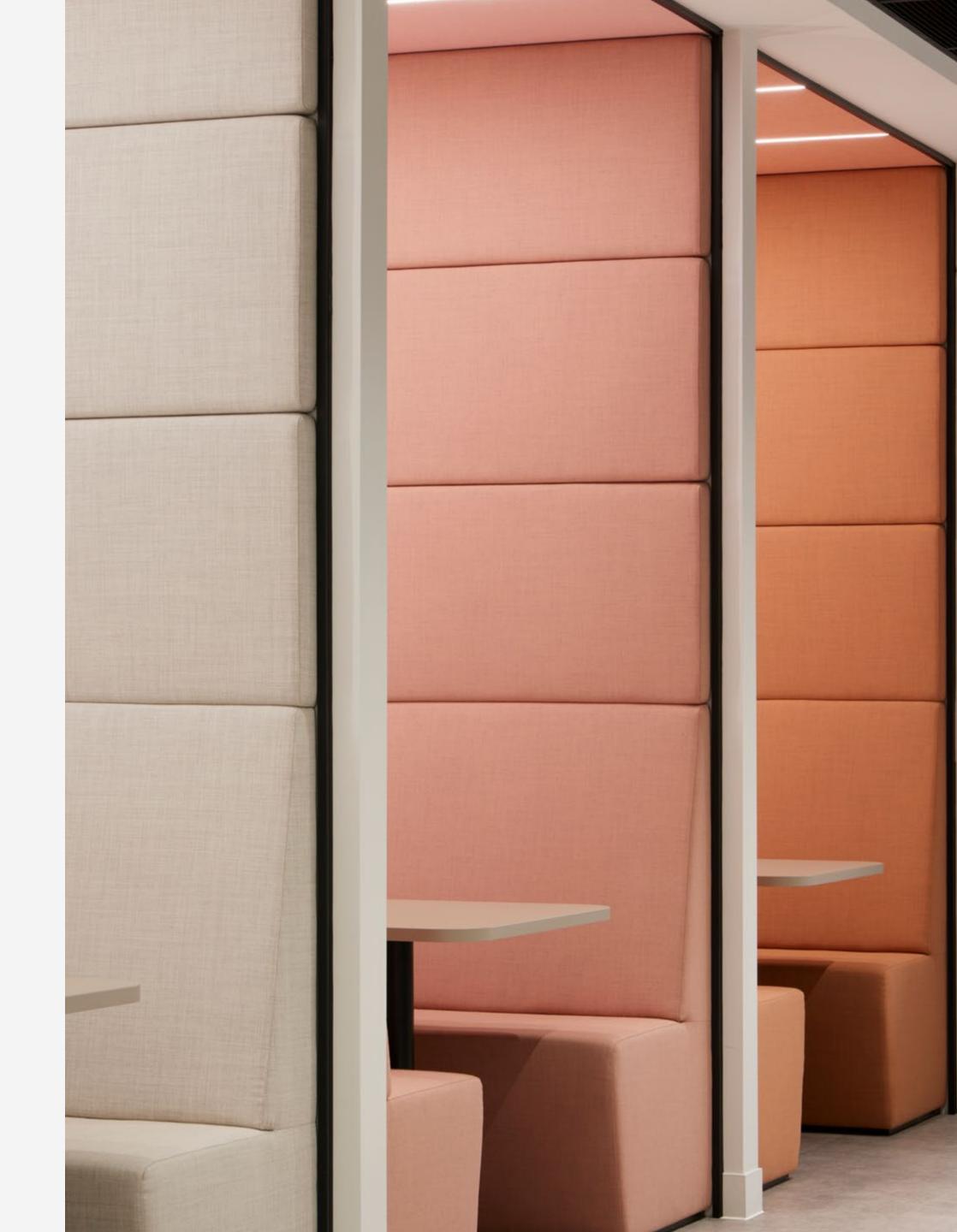
NIA OFFICES Area sq ft Area sq m Level **11** LET **10** LET **09** LET O8 LET **07** LET O6 LET **05** UNDER OFFER **04** LET **03** LET 02* 14,477 1,344 O1 LET **Ground Floor** LET TOTAL AVAILABLE SPACE 14,477 1,344

AMENITY SPACE				
Level Area sq ftArea sq r				
11	PRIVATE BAR ELEVEN	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	
TOTAL		13,767	1,303	

140,774

13,072

TOTAL BUILDING OFFICE SPACE





GROUND

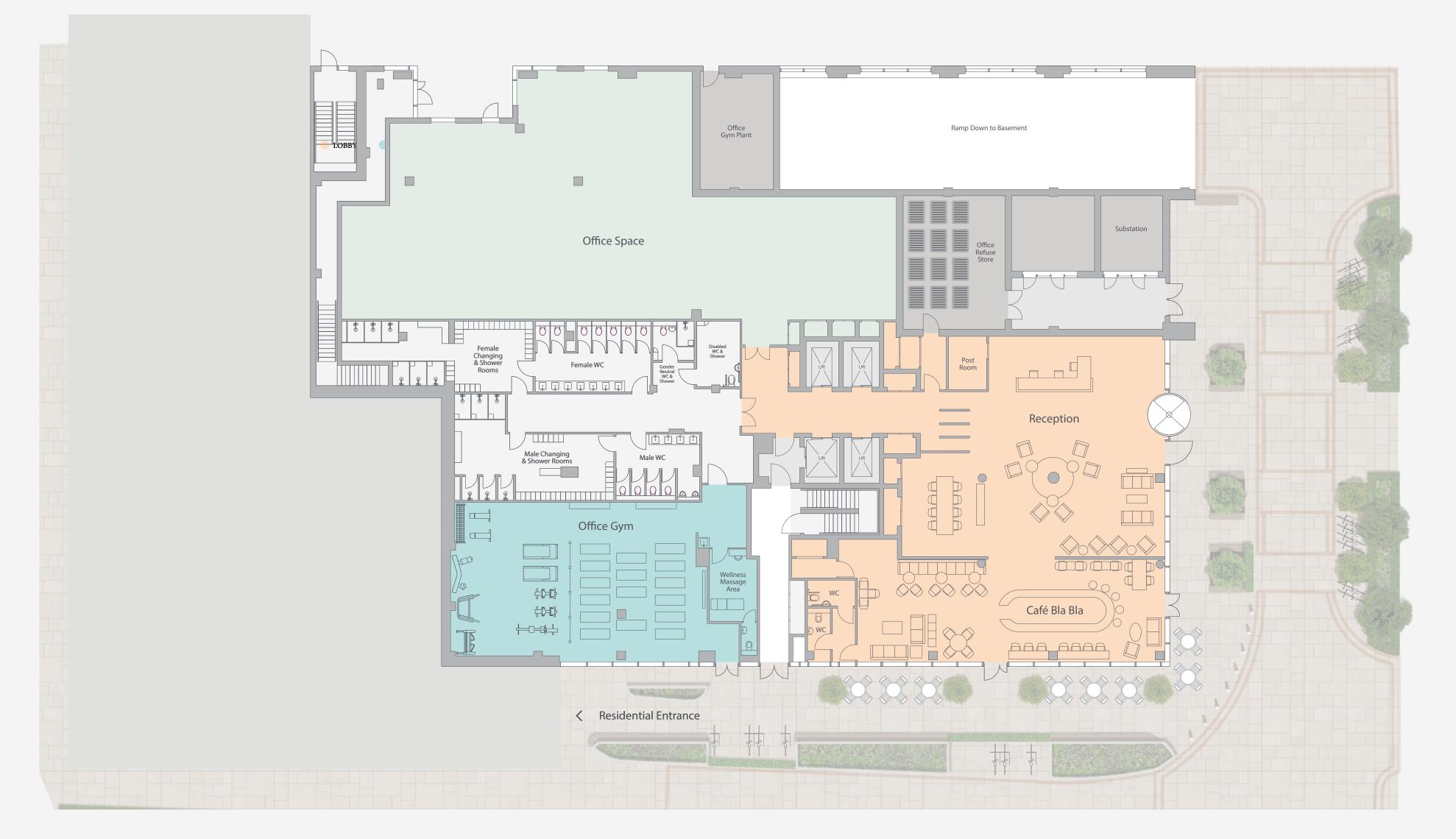
FLOOR

OFFICE

CORE

LOBBY

GYM





FLOOR TWO

OFFICE

CORE

LEVEL 2 FULL FLOORPLATE





TWO

OFFICE

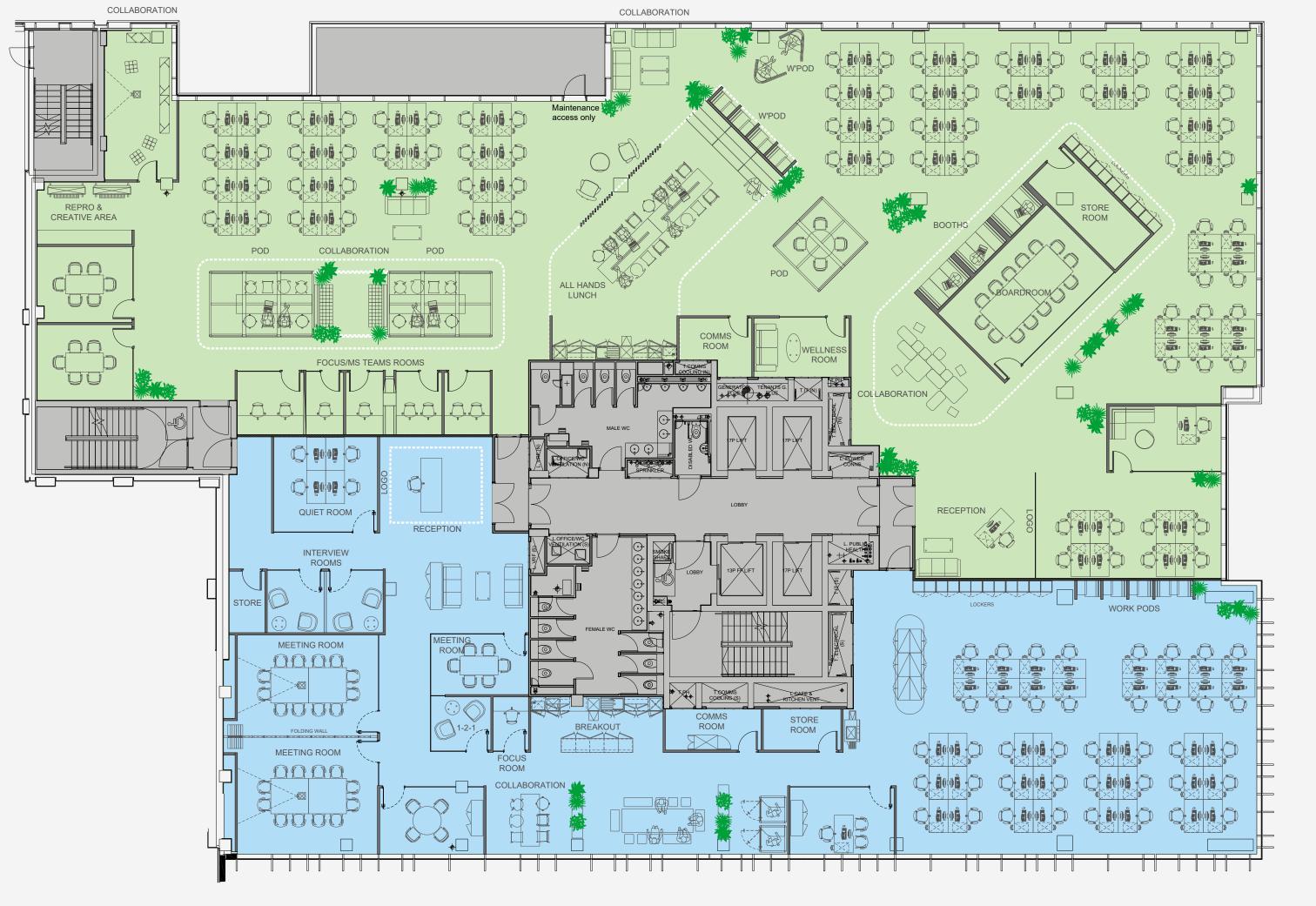
CORE

South Suite

LEVEL 2 SPLIT OPTION		
	Area sq ft	Area sq m
North Suite	9,073	843

501

5,392



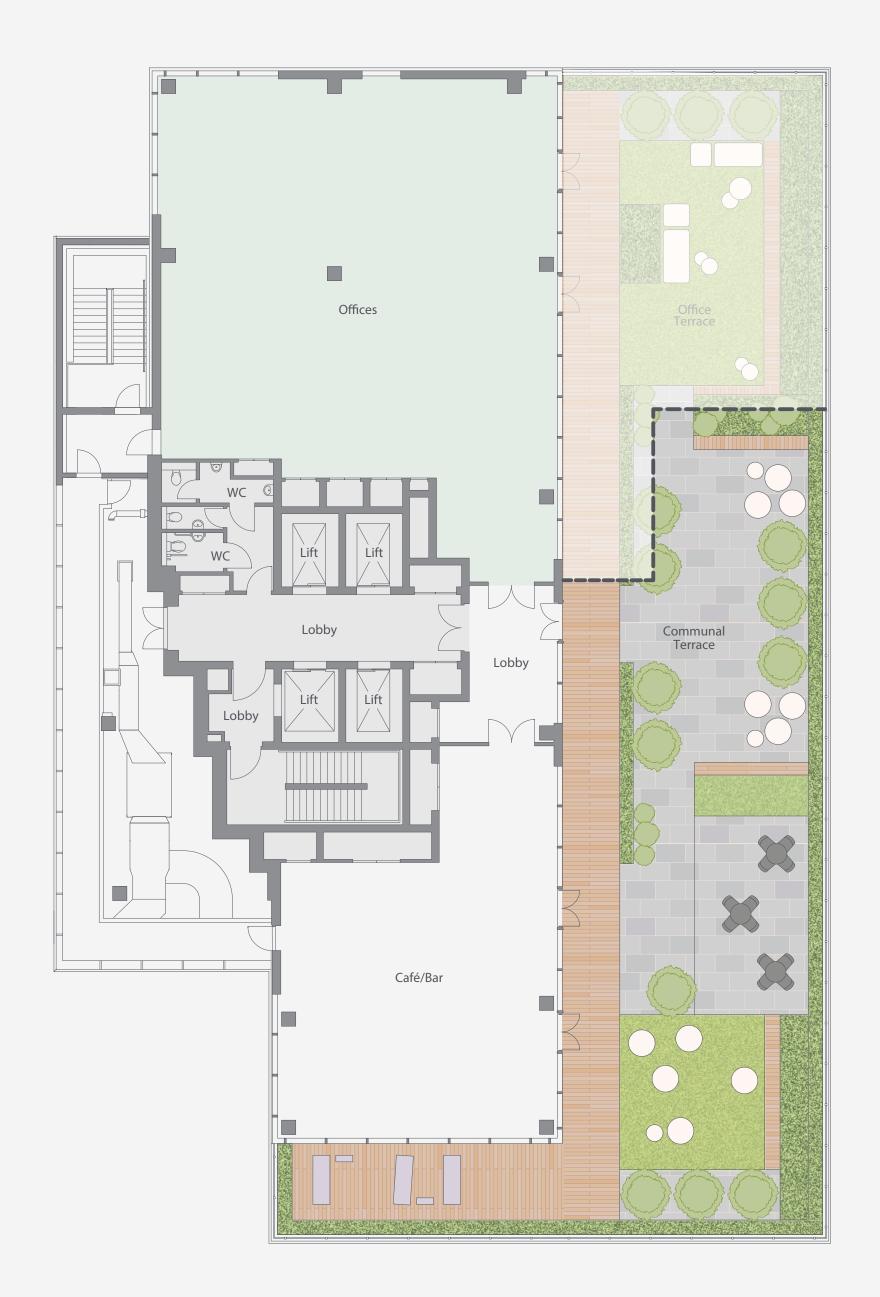




FLOOR ELEVEN

- OFFICE
- CORE
- TERRACE











Bla Bla Café Hours

MONDAY - FRIDAY 07:30 - 20:00

SATURDAY 07:30 - 20:00

SUNDAY 08:00 - 15:00

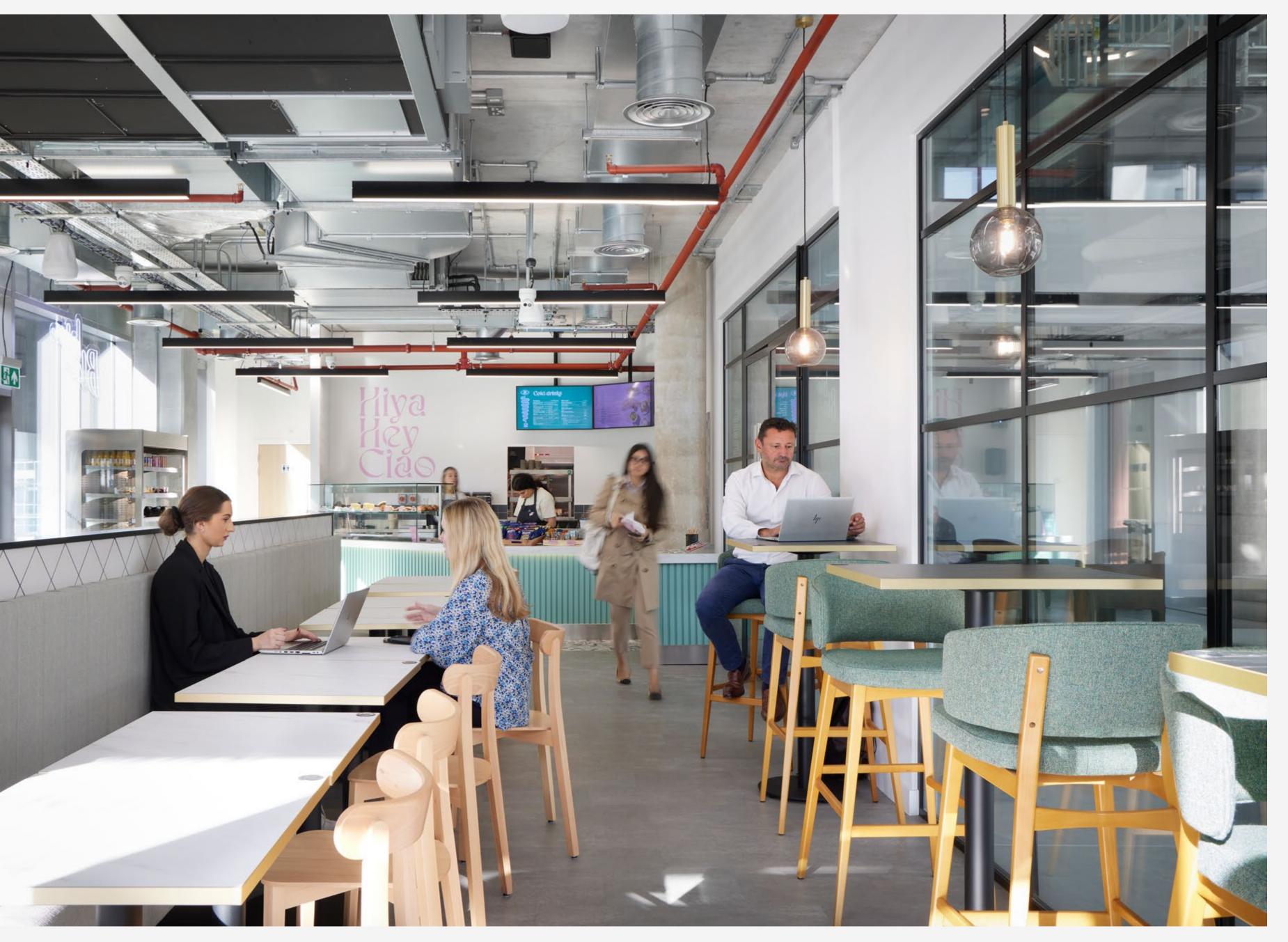
Eleven Bar Hours (11th Floor)

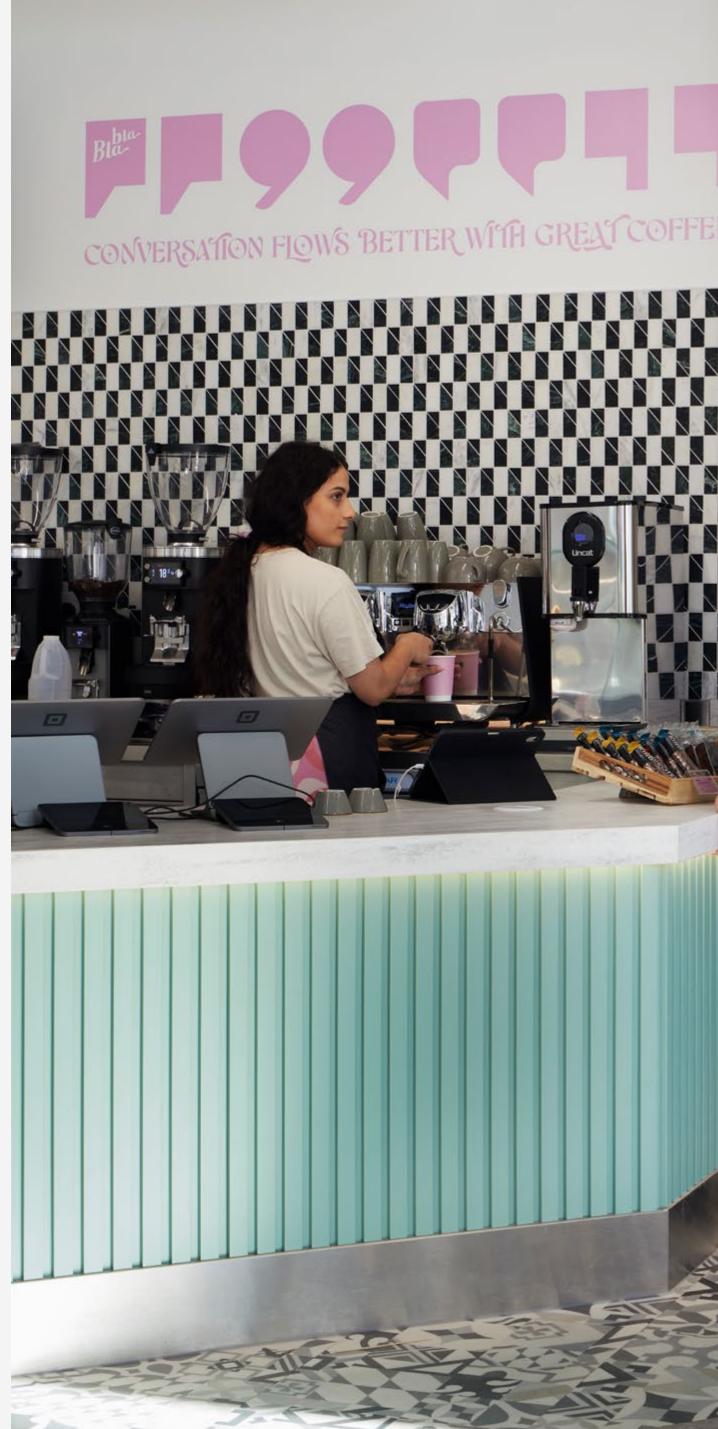
MONDAY - FRIDAY 10:30 - 20:00

SATURDAY - SUNDAY Private Bookings only

CAFÉ AND ROOFTOP BAR







CHANGING ROOM





FIT FOR WORK

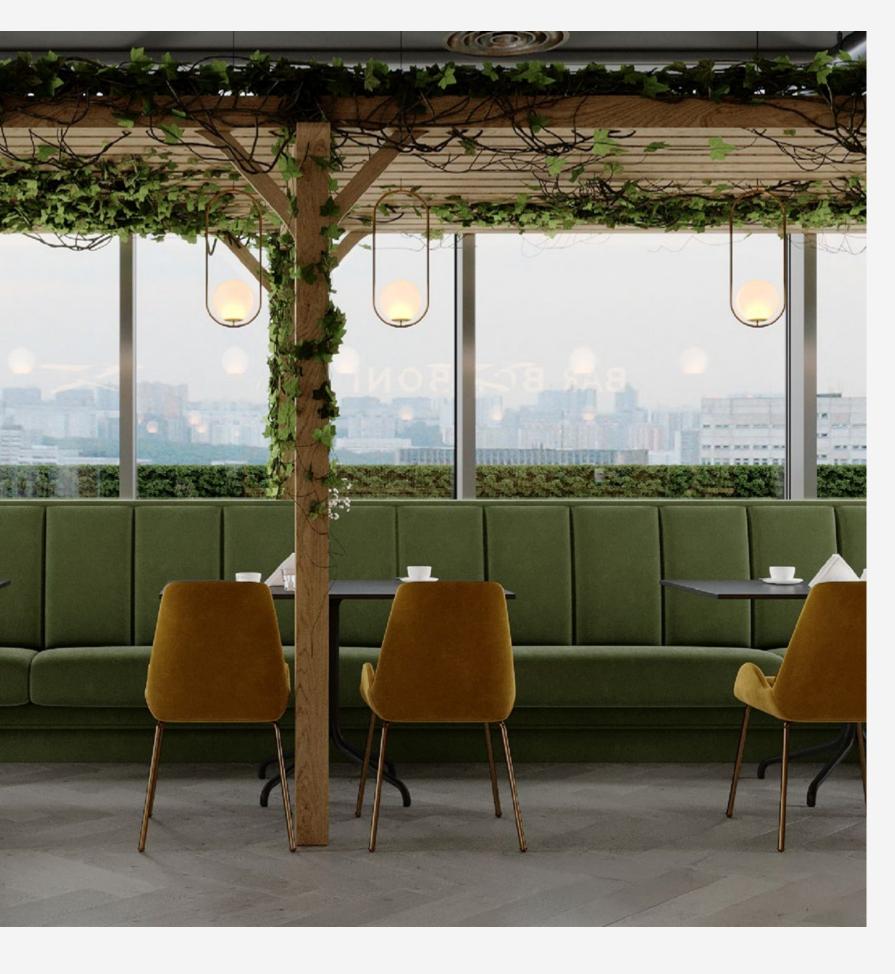




BOOKABLE MEETING ROOMS



PANORAMIC ROOFTOP BAR







VRF air conditioning



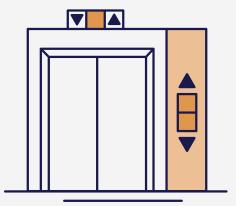
Fully accessible raised access floors



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



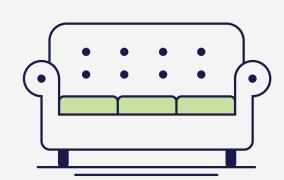
Ground floor and rooftop café



Low energy **LED lighting**



BREEAM Excellent with EPC A



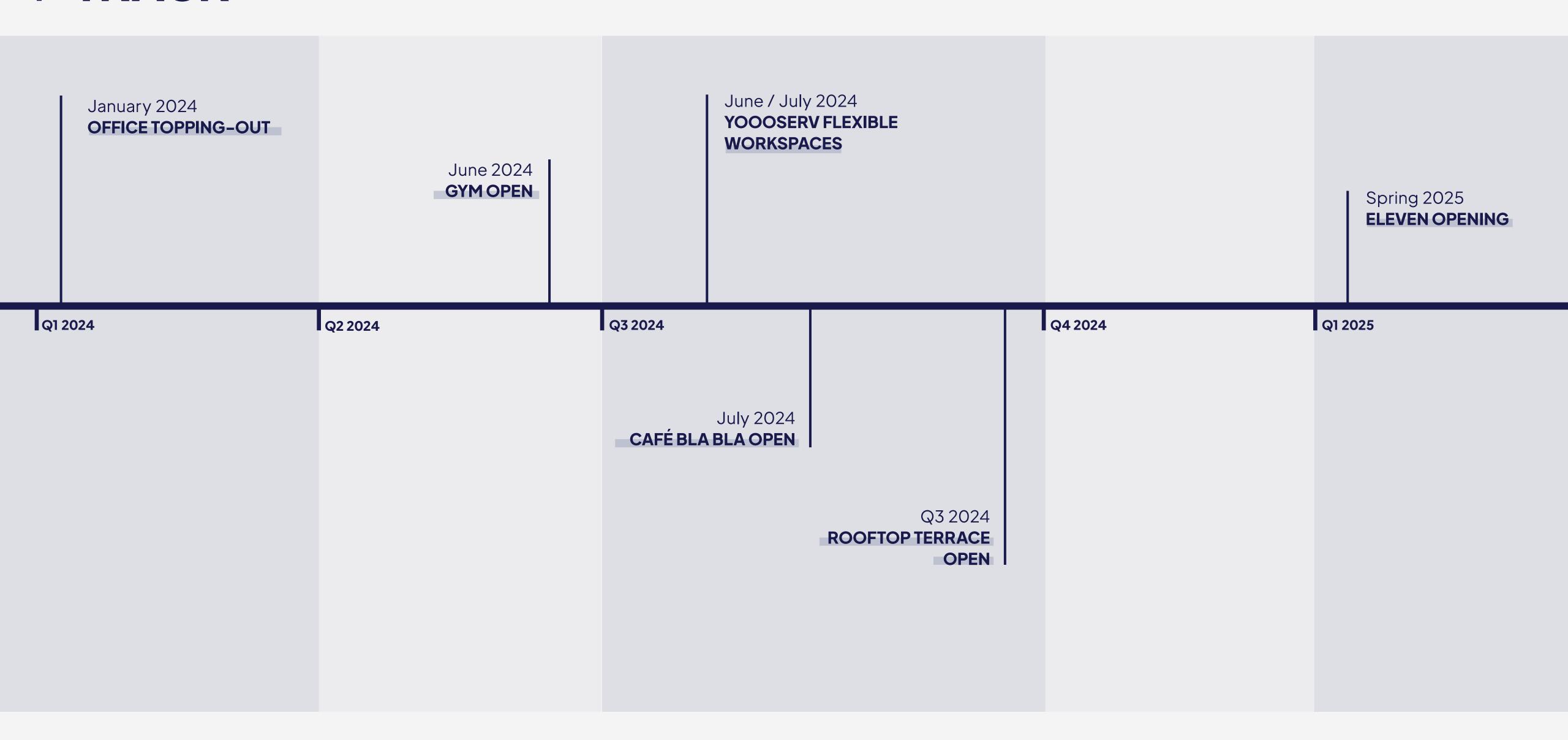
Impressive reception & business lounge



Rooftop amenities and terrace



RIGHT ON TRACK



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



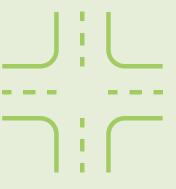
Amazing on-site amenity and breakout spaces



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

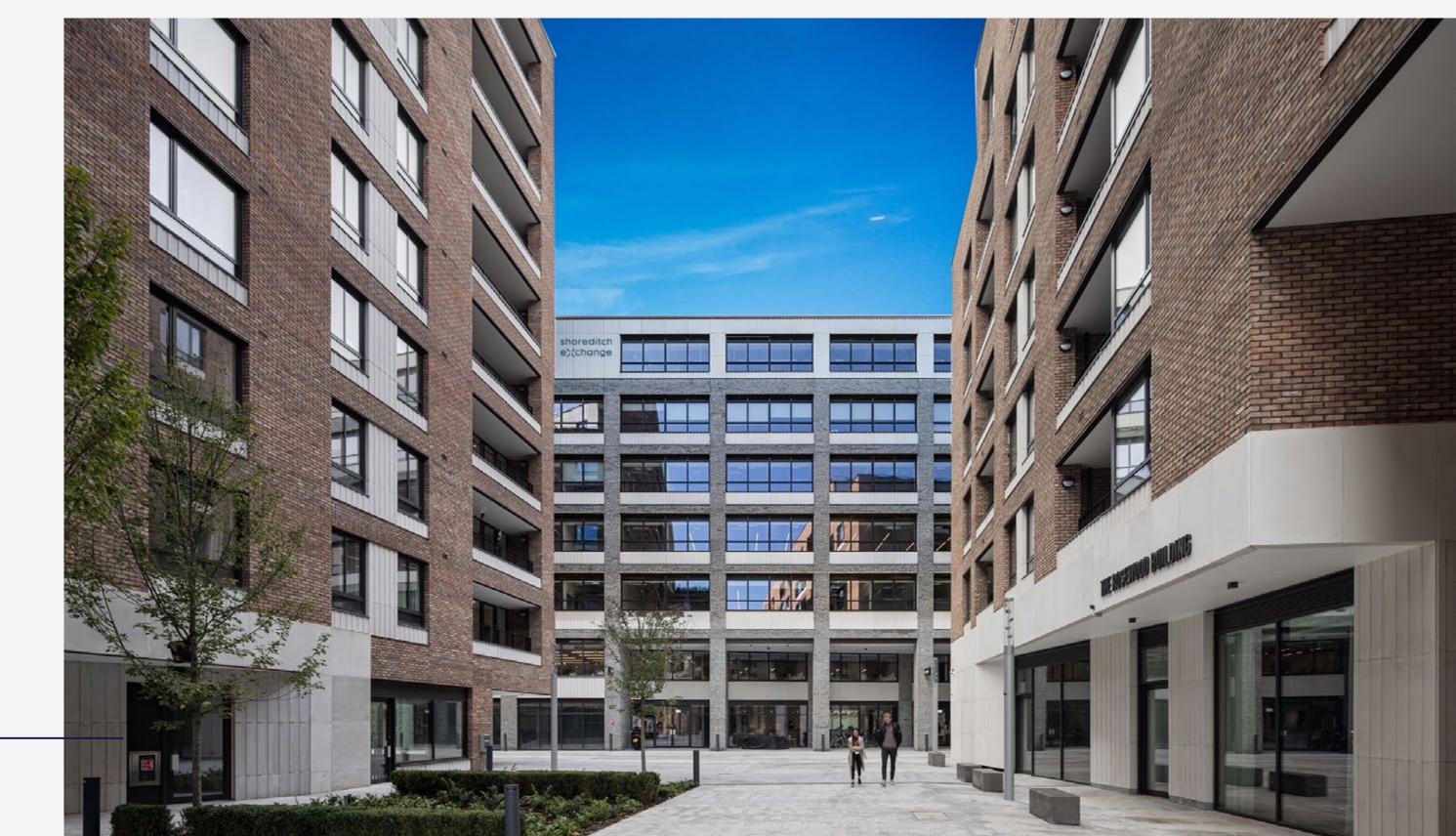
CGI IS INDICATIVE ONLY

REGAL WORKSPACE

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.



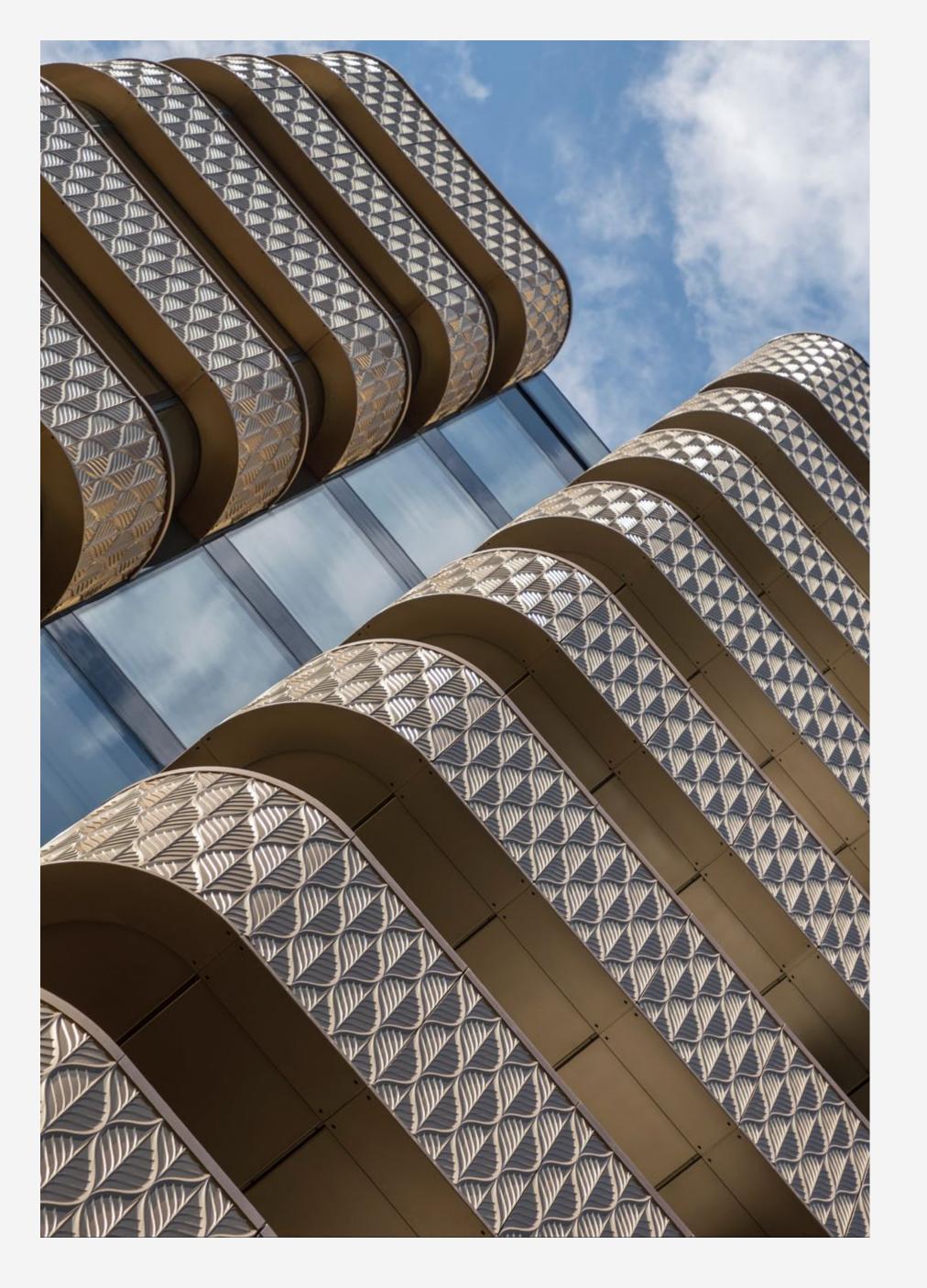
REGAL

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 likeminded 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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Terrell

MEP ENGINEER

Chapman BDSP

FIRE ENGINEER

Ashton Fire

PRINCIPAL DESIGNER

Sweco UK

GARDEN DESIGNER

Kate Gould Gardens

APPROVED INSPECTOR

Salus Building Control

BREEAM CONSULTANT

Whitecode Consulting

FAÇADE CONSULTANT

Interface Façade Engineering

WELL BUILDING STANDARD CONSULTANT

AECOM

TRANSPORT SERVICES CONSULTANT

Iceni Projects

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