



THE CLARENDON WORKS

THE LARGEST SPECULATIVE
OFFICE DEVELOPMENT
IN WATFORD

WD17 1JA

01

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



11TH FLOOR BAR
ELEVEN



11TH FLOOR ROOF TERRACE
WITH VIEWS LOOKING EAST



GROUND FLOOR
BLA BLA CAFÉ



11TH FLOOR ROOF TERRACE



MEETING SPACES

FLEXIBLE WORKSPACES



CONTEMPORARY STYLE

CHANGING
ROOM

INDICATIVE CREATIVE
FLOOR LAYOUT



THE CLARENDON WORKSPACE AMENITIES

THE
CLARENDON
WORKS



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.



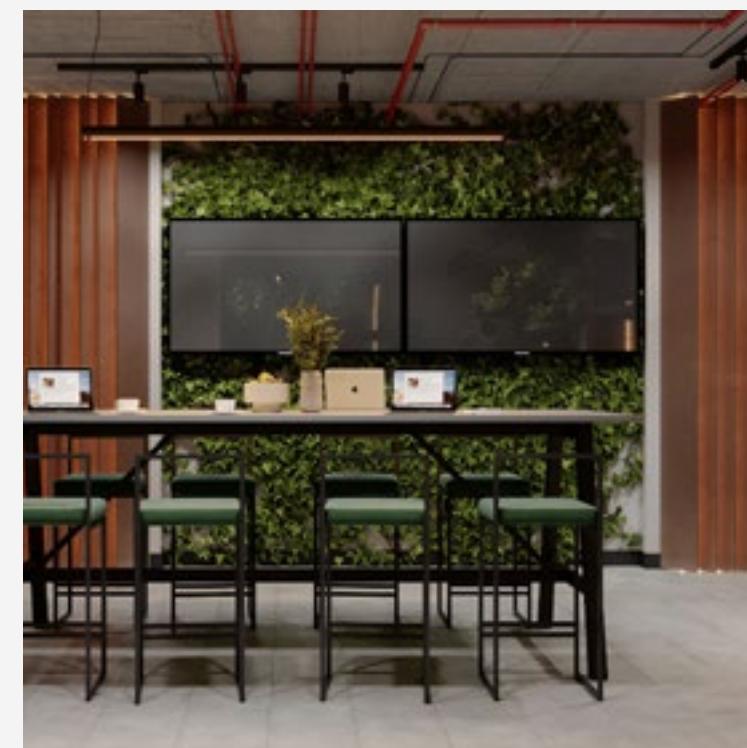
COLLABORATIVE SPACES

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



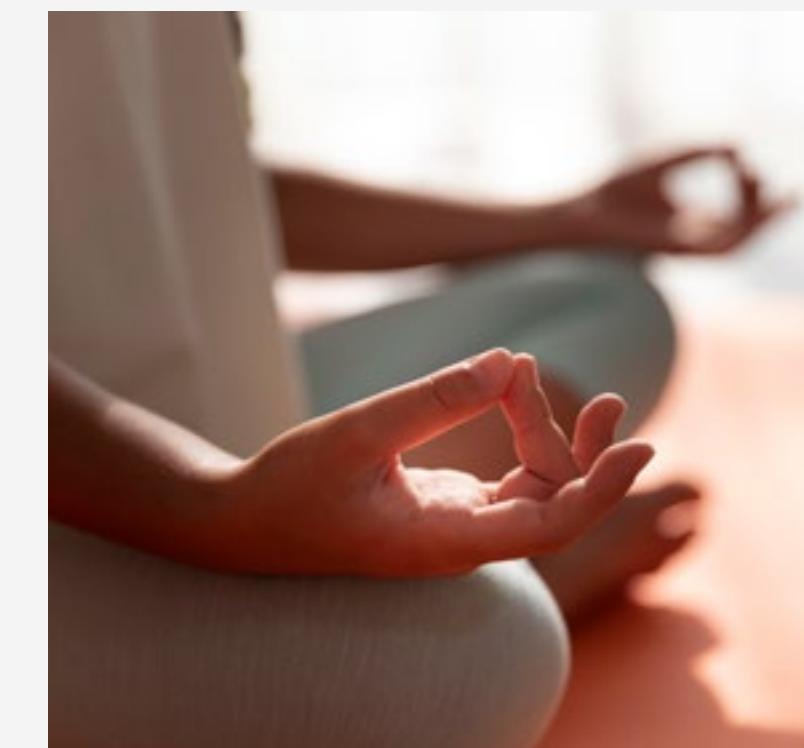
BOOKABLE EVENT SPACE

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.

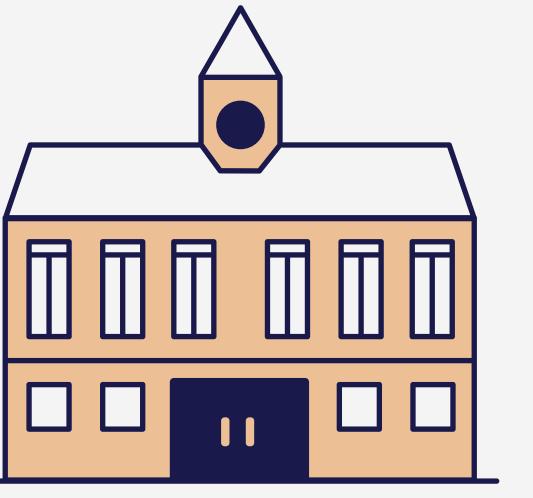
REGENERATING WATFORD



£10 million Clarendon Road improvement works



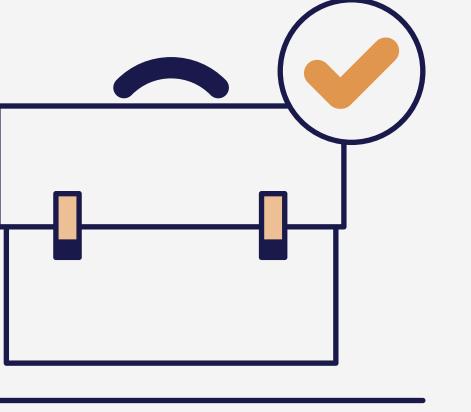
Thousands of new homes



£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

9



asos

NISSAN



SKANSKA



Smith+Nephew

THE CLARENDON WORKS

EPSON®

allwyn

Bla-bla

ELEVEN BY Bla-bla

canada life™

BUSINESS CENTRED

Local occupiers already located on Clarendon Road

THE
CLARENDON
WORKS



CENTRE STAGE

THE CLARENCE 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

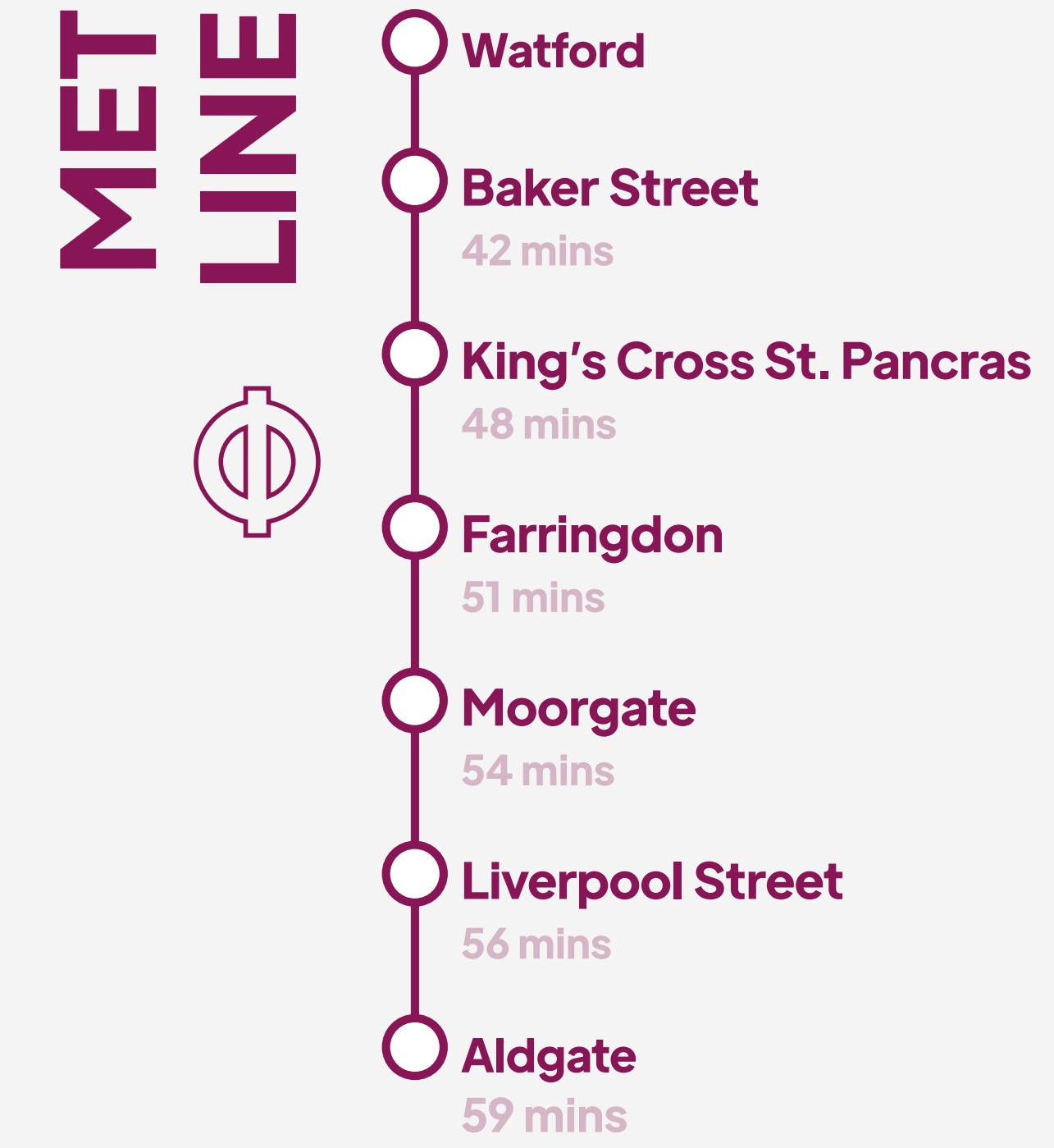
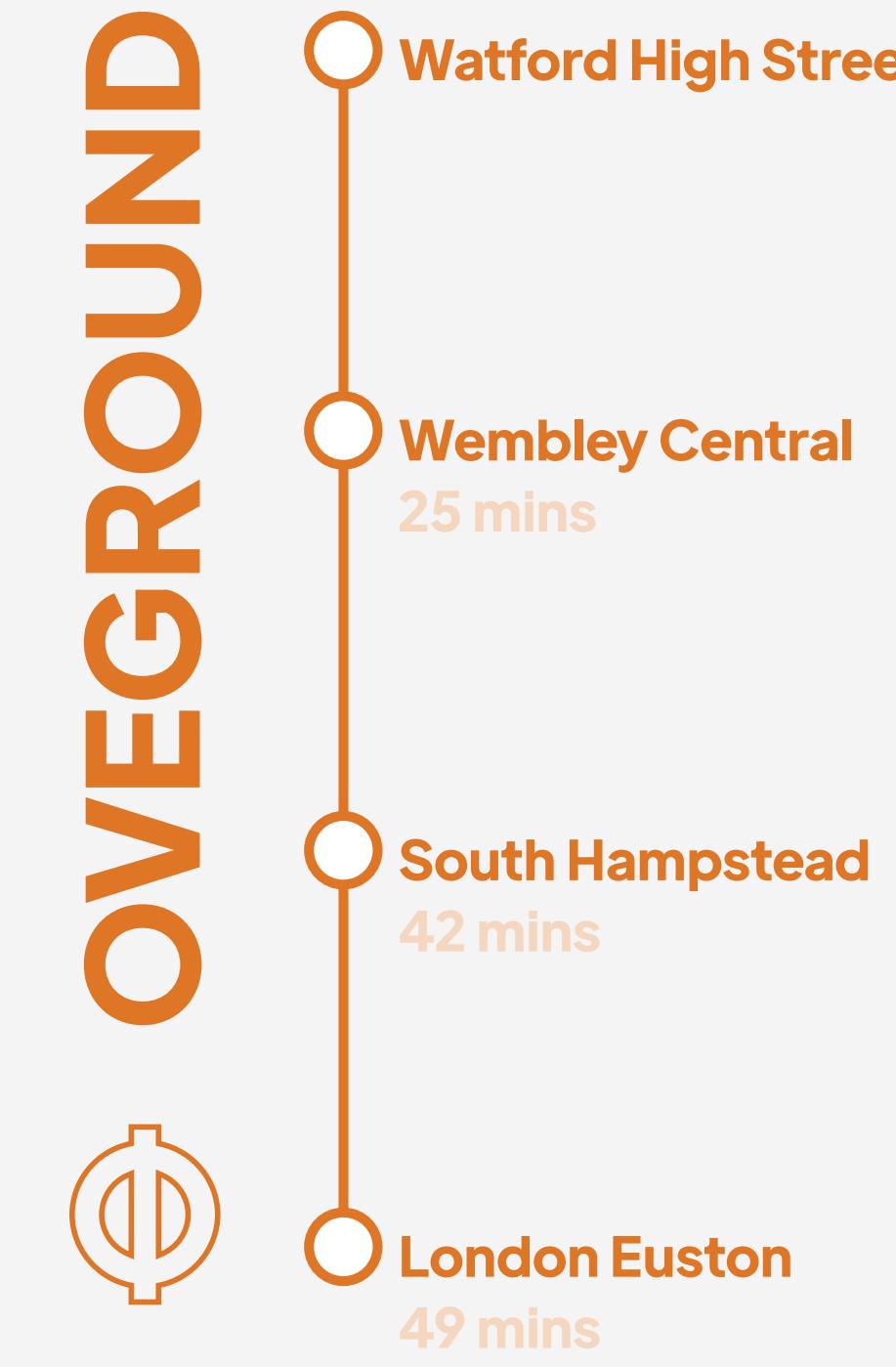
CULTURE & ENTERTAINMENT

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

02

ABCD ESG

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



ARADA

"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 Arada Academies."

Paul Eden

Co-Founder, Arada London



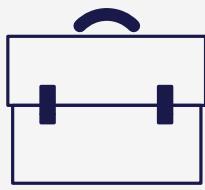
ARADA ACADEMIES



80 military veterans and people from often marginalised groups



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



Many learners secure employment as a result



For the duration of the construction works



Six five-week programmes a year



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

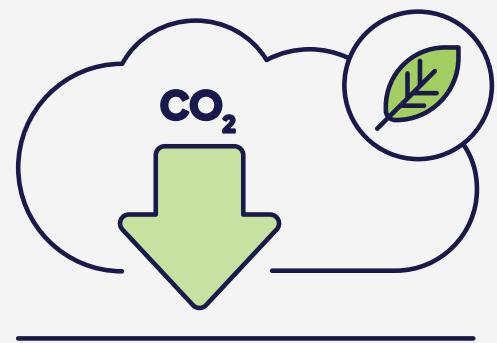


Arada, in an exclusive partnership with Building Heroes, have launched their first Arada Academy, a pop-up construction skills centre on Clarendon Road in Watford.

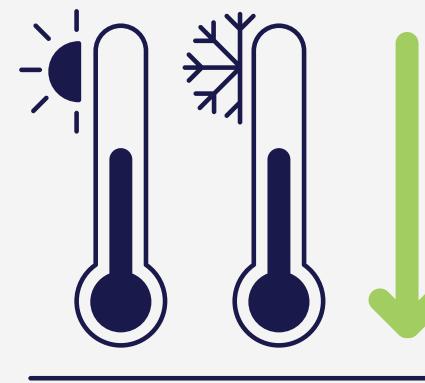
ARADA | **BUILDING HEROES**



SETTING STANDARDS



48% less regulated carbon emissions compared to business as usual



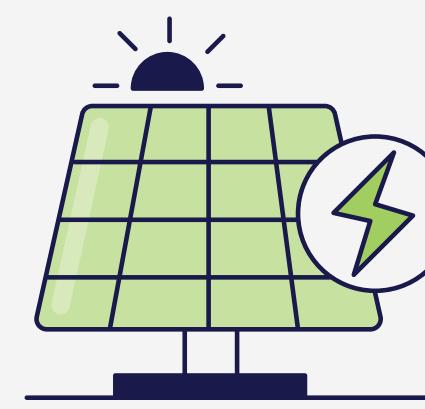
21% less heating & cooling demand compared to a typical office



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



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



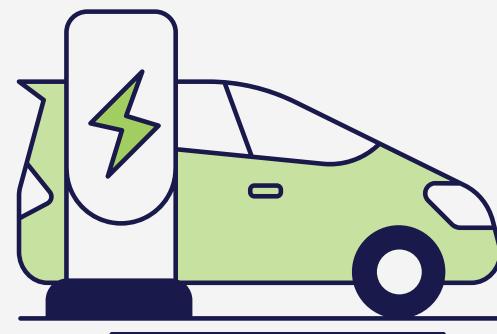
94kw peak PV array



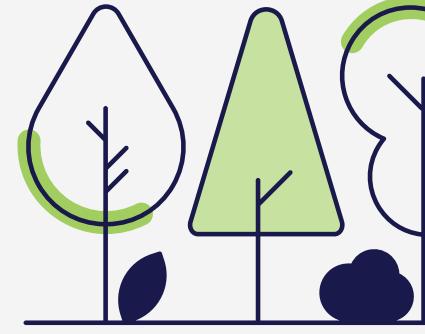
Diverting 80% operational waste from landfill (2,338 tonnes to date)



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

THE CLARENCE WORKS

BREEAM®

BREEAM –
excellent achieved



EU taxonomy
compliance



WELL rating –
platinum achieved



WiredScore –
platinum achieved

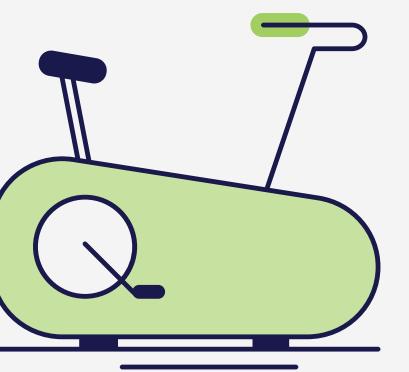
ActiveScore –
platinum achieved

ofgem

REGO certified
(100% powered by
renewable energy)



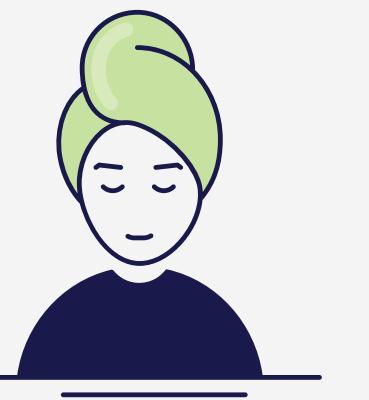
ALL BEING WELL



On-site gym
(with classes)



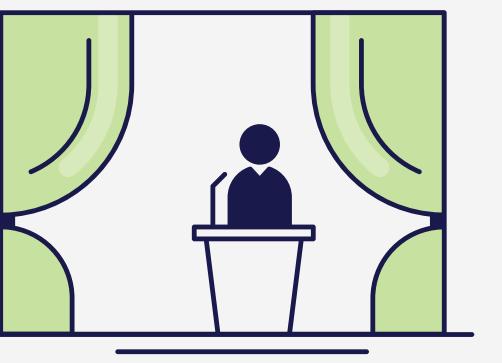
State-of-the-art
changing facilities



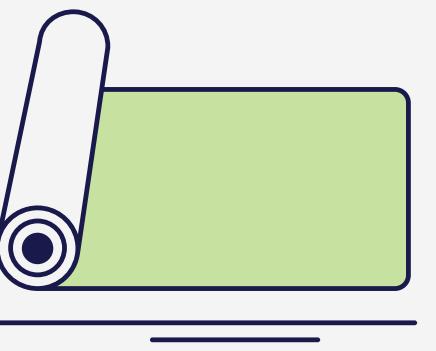
Treatment room



On-site café



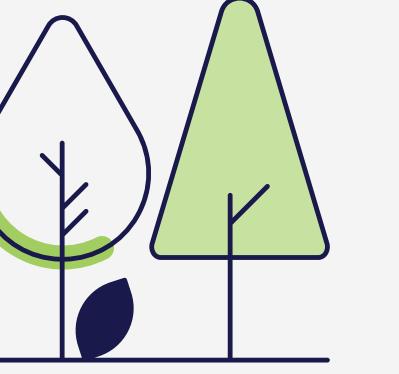
Event spaces



Yoga studio



Secure cycle storage
& repair facilities

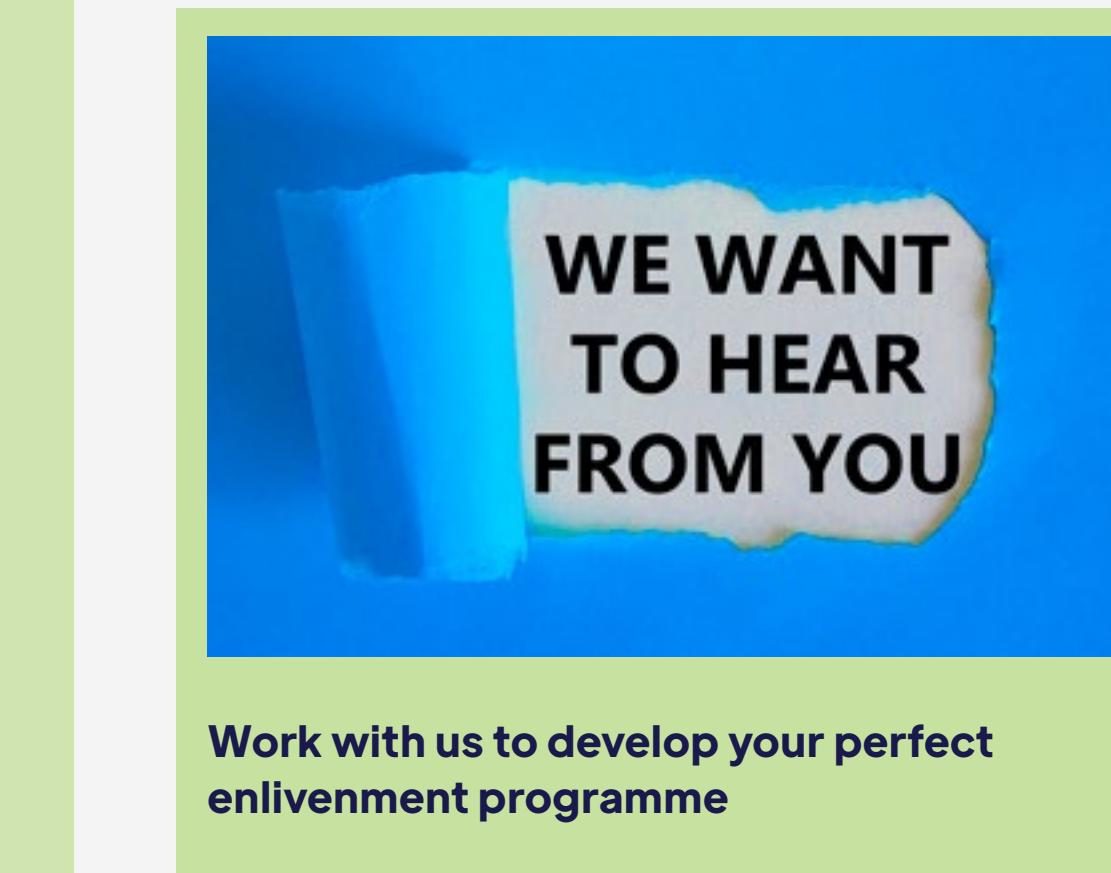


Green external spaces



Private rooftop
terrace and bar



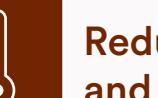


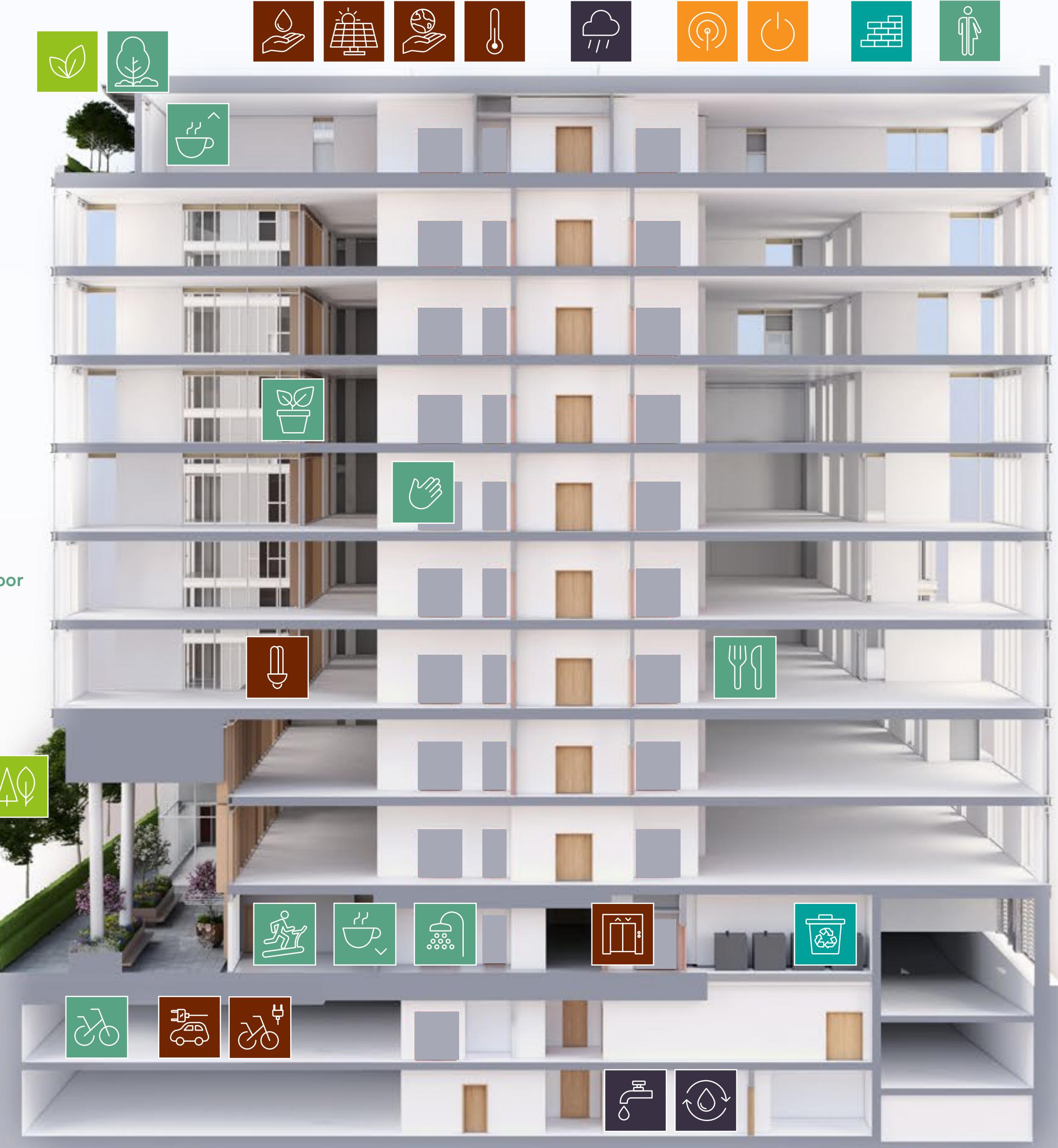
SUSTAINABILITY SUMMARY

WELLBEING

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

ENERGY EFFICIENCY

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

03

NEXT LEVEL SPACE

One floor remaining

**OFFICE SPACE STARTING
FROM 5,392 SQFT**



SCHEDULE OF AREAS

*

Smaller areas available.
See floorplans for more
information.

NIA OFFICES

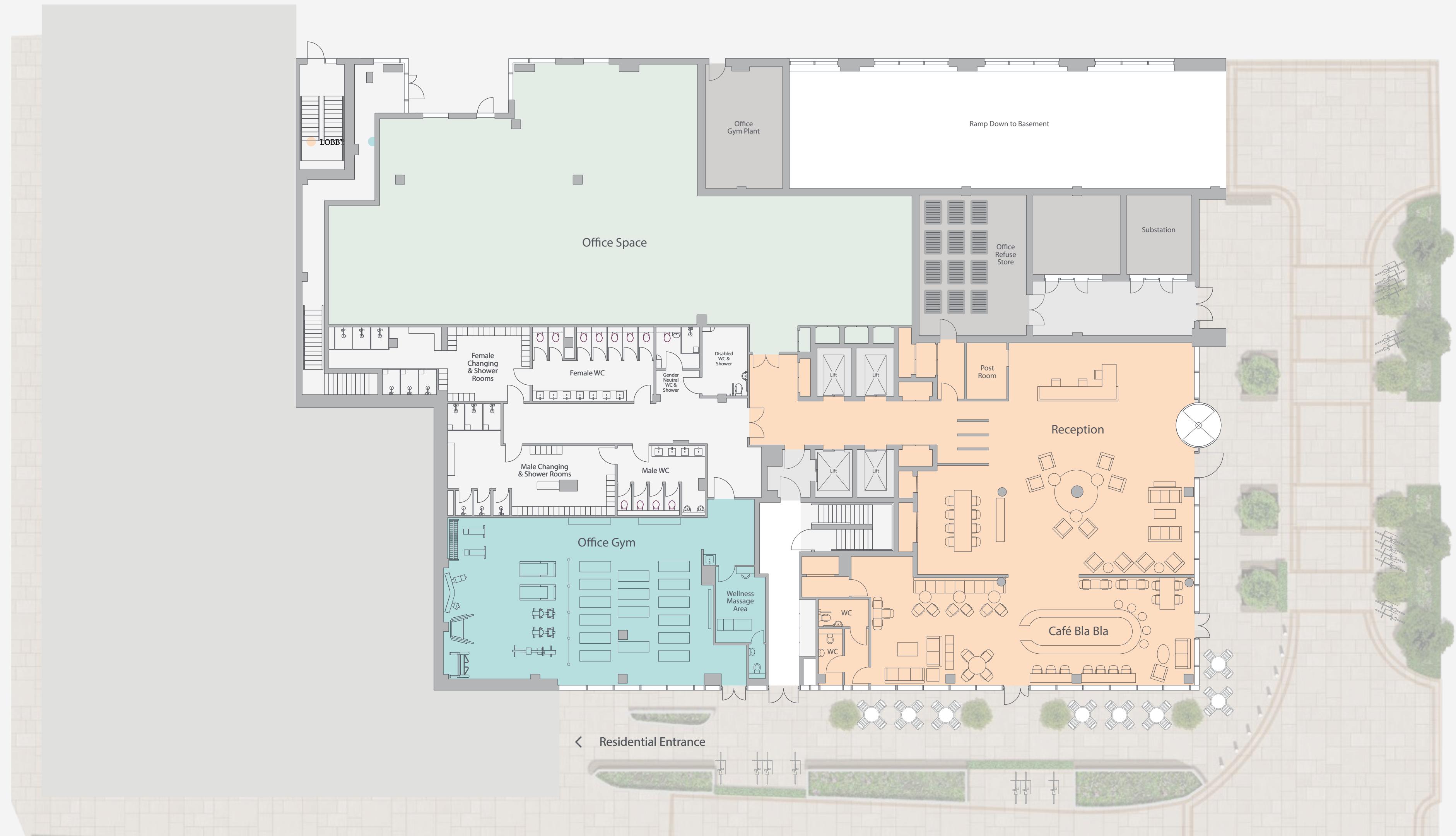
Level	Area sq ft	Area sq m
11 LET	-	-
10 LET	-	-
09 LET	-	-
08 LET	-	-
07 LET	-	-
06 LET	-	-
05 LET	-	-
04 LET	-	-
03 LET	-	-
02*	14,477	1,344
01 LET	-	-
Ground Floor LET	-	-
TOTAL AVAILABLE SPACE	14,477	1,344
TOTAL BUILDING OFFICE SPACE	140,774	13,072

AMENITY SPACE

Level	Area sq ft	Area sq m
11 PRIVATE BAR ELEVEN	1,302	126
11 ROOF TERRACE	2,626	244
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	11,657	1,107



GROUND FLOOR



FLOOR TWO

OFFICE
CORE

LEVEL 2 FULL FLOORPLATE

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



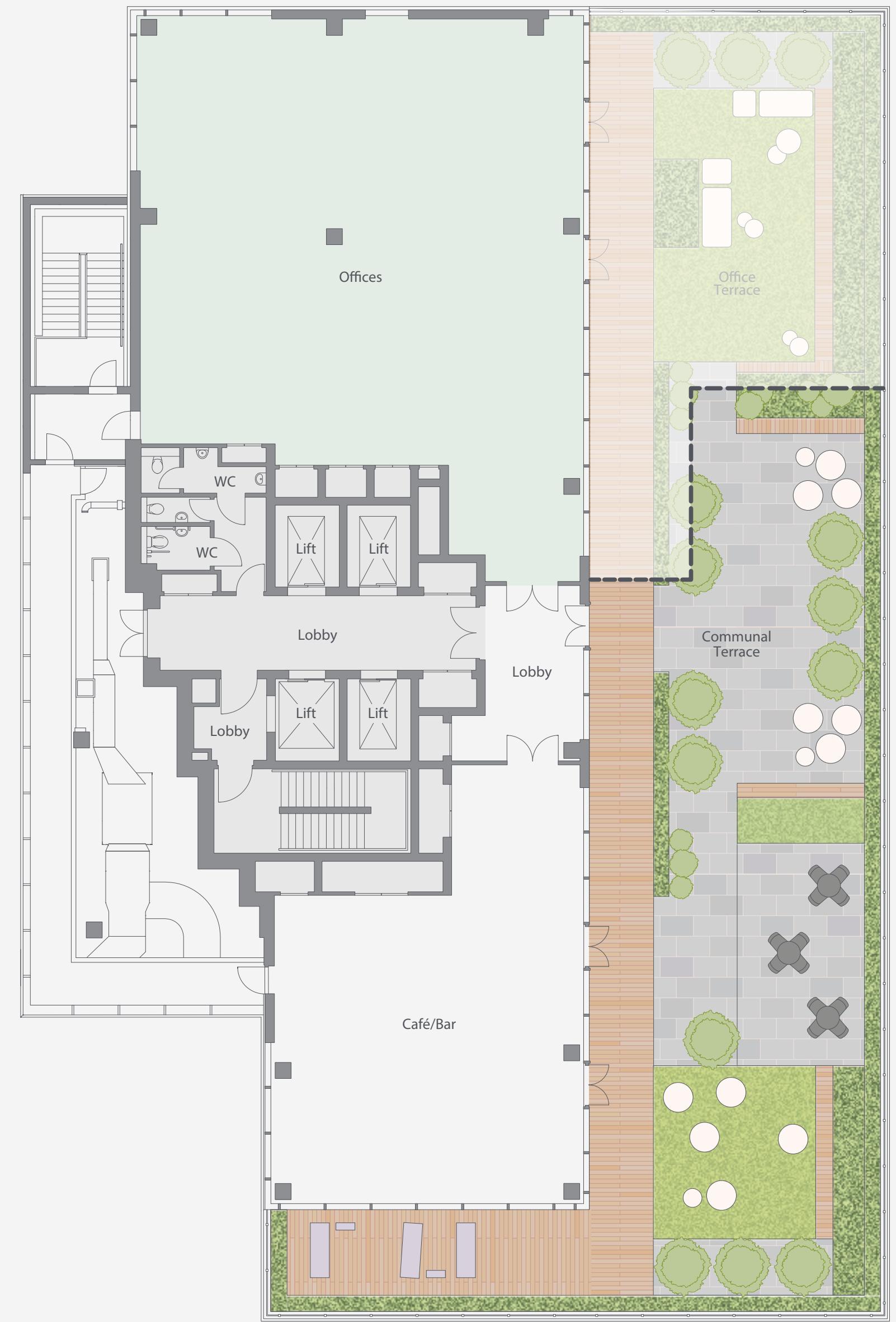
FLOOR TWO

OFFICE
CORE

LEVEL 2 SPLIT OPTION

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





FLOORPLANS

CHAPTER 03: NEXT LEVEL SPACE

THE CLARENDON WORKS

Let By Allwyn

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







GYM



CHANGING ROOM

FIT FOR WORK

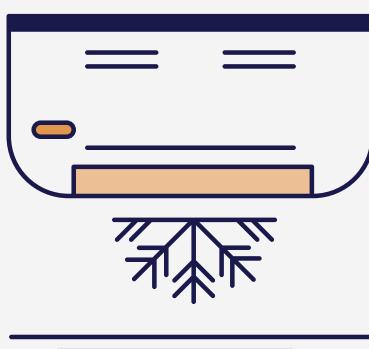


BOOKABLE MEETING ROOMS

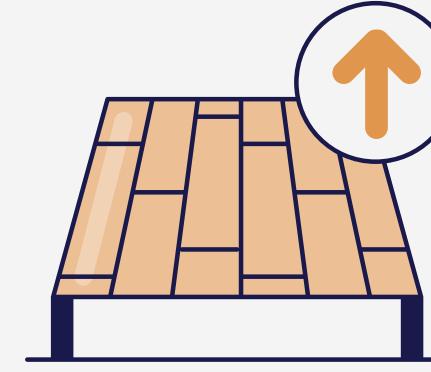
PANORAMIC ROOFTOP BAR



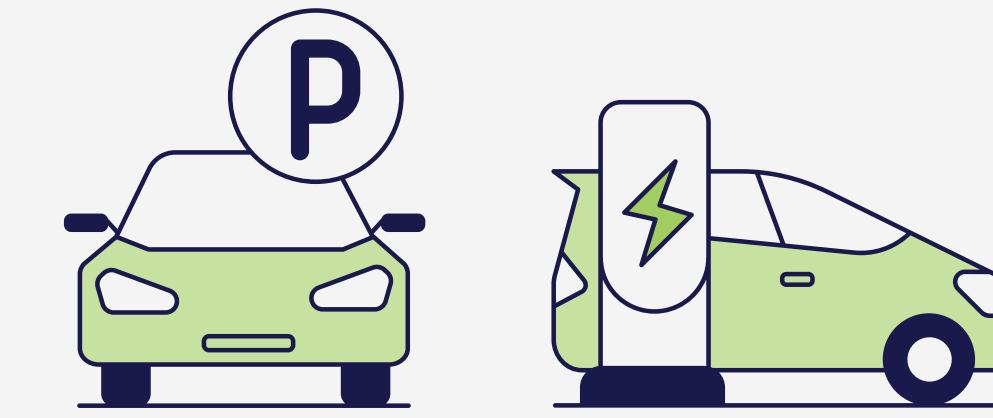
TOP DRAWER



VRF air conditioning



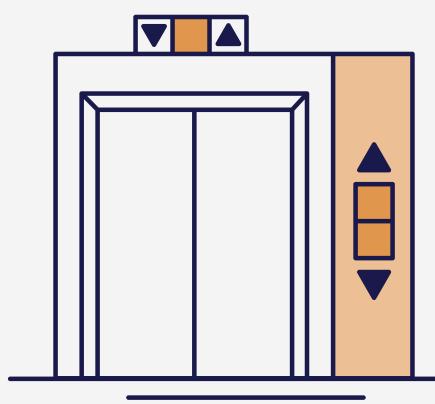
Fully accessible raised access floors



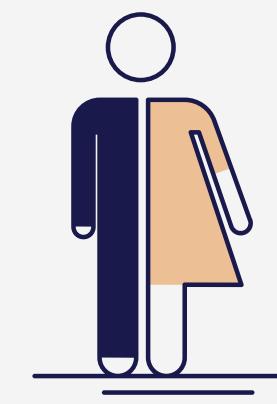
150 on-site parking spaces, 58 spaces with EV charging of which 50% will be active and 50% passive – all 7Kw/h



Secure bicycle spaces



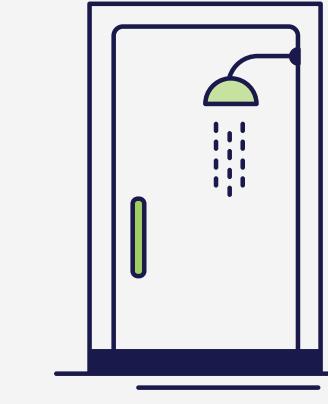
Four 17-person lifts



Gender neutral and disabled WCs on each floor



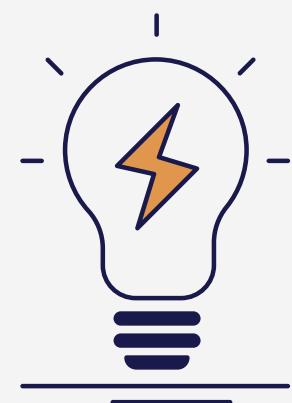
Gym and fitness suite with changing rooms



Changing rooms with showers and lockers



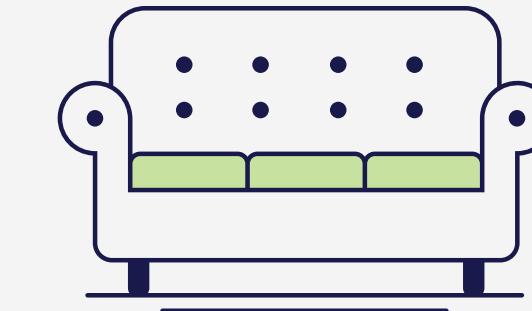
Ground floor and rooftop café



Low energy LED lighting



BREEAM Excellent with EPC A



Impressive reception & business lounge



Rooftop amenities and terrace

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



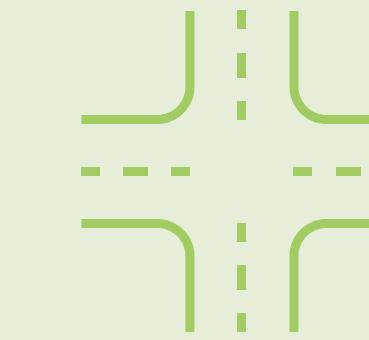
Amazing on-site amenity and breakout spaces



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?



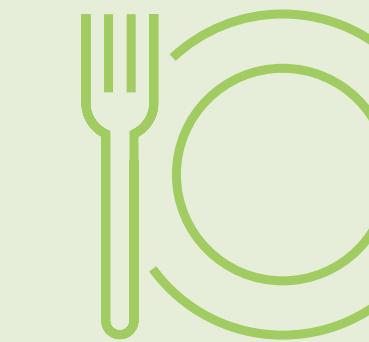
Easily accessible via car – only 6 minutes to the M1 and 8 minutes to the M25



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



CGI IS INDICATIVE ONLY

DELIVERING ON OUR PROMISE

Arada London, 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 Arada London, the development completed in 2020 and includes 184 homes and over 43,000 sqft of commercial and retail space too.



COMPLETED SCHEME

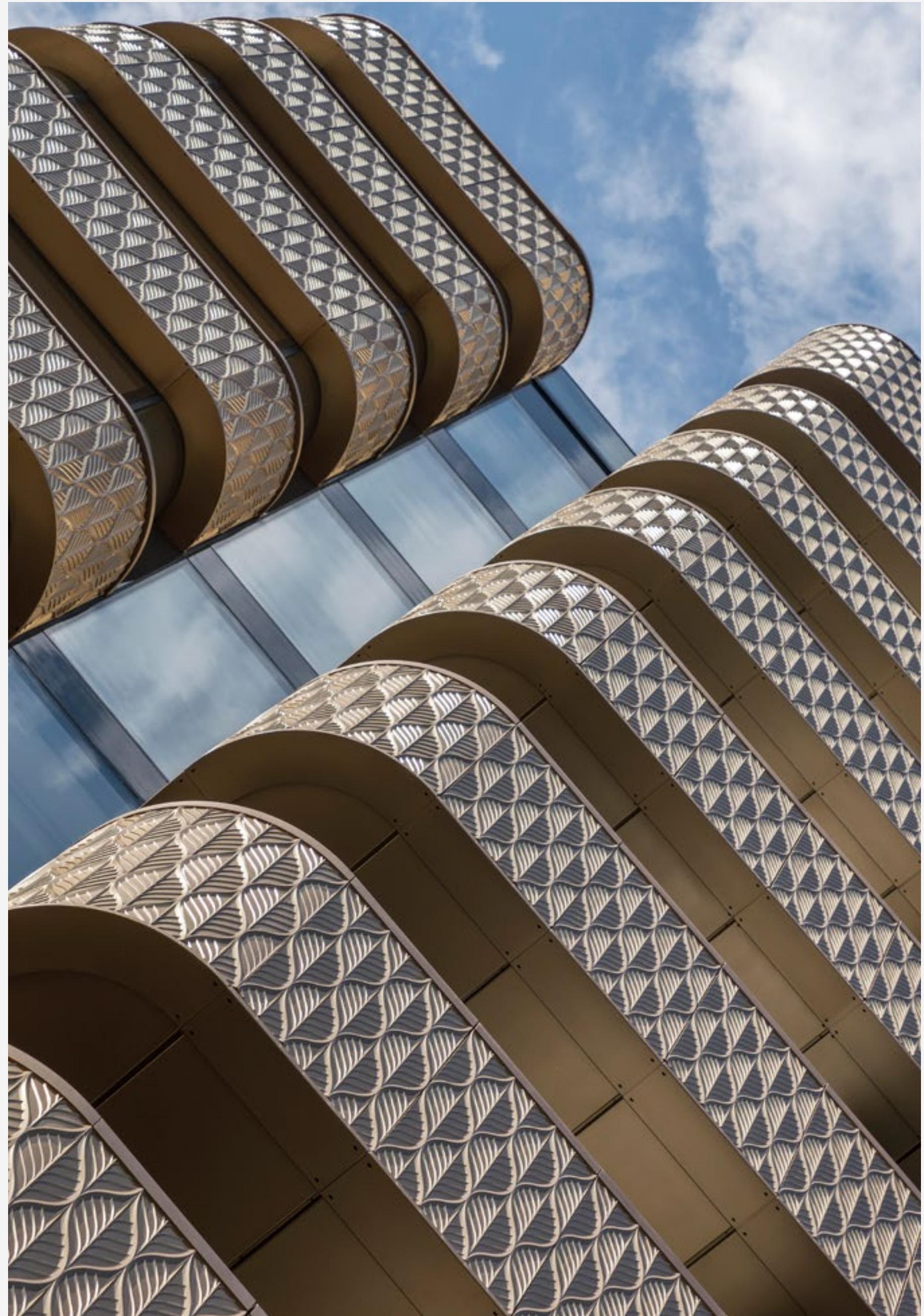
ARADA

Arada London, part of the Arada Group since 2025, is dedicated to shaping high-quality, integrated and sustainable places across the capital. With a pipeline of more than 10,000 homes, the business is one of London's leading mixed-use developers, with expertise spanning residential, student accommodation, workspace and complex regeneration projects.

Operating across the full lifecycle of the asset – from development and construction through to customer care and asset management – Arada London places people at the heart of its work, creating places that enable communities to thrive. The company also invests in skills and training through its on-site construction academies, helping to open up careers and opportunities for people across the city.

Committed to progress towards net zero, Arada London adopts innovative technologies and modern methods of construction to reduce its environmental impact. Working in partnership with landowners, councils, financial institutions and local stakeholders, the business delivers projects that reflect the diversity and energy of the capital while creating long-term value for communities.

Founded in 2017, the Arada Group is headquartered in the UAE, with additional operations in Australia, and was created to build spaces that enable people to lead healthier, happier and more meaningful lives. Alongside its development business, the Group also operates a portfolio of complementary brands and experiences in sectors such as retail, hospitality, fitness, wellness, industry, education and social impact.



ABOUT ARADA LONDON

CHAPTER 03: NEXT LEVEL SPACE

THE CLARENCE WORKS

THE CLARENDON WORKS

For further information, please contact:



ROB BRAY

T: 07768 800 280
E: robbray@brayfoxsmith.com

CLAUDIO PALMIERO

T: 07896 205 786
E: claudiopalmiero@brayfoxsmith.com



RODDY ABRAM

T: 07899 001 028
E: roddy.abram@knightfrank.com

TOM SLATER

T: 07870 803 314
E: tom.slater@knightfrank.com



JAMES SHILLABEER

T: 07824 663 594
E: jshillabeer@hanovergreen.co.uk

RICHARD ZOERS

T: 07730 567 607
E: rzoers@hanovergreen.co.uk

ARADA

PAUL EDEN

T: 07771 926775
E: p.eden@arada.com

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

APPROVED INSPECTOR

Salus Building Control

BREEAM CONSULTANT

Whitecode Consulting

FAÇADE CONSULTANT

Interface Façade Engineering

WELL BUILDING STANDARD CONSULTANT

AECOM

TRANSPORT SERVICES CONSULTANT

Iceni Projects

Visit our website:

theclarendonworks.co.uk

theclarendonworks.co.uk

THE CLARENDON WORKS

THANK YOU!

