

FORTY CLARENDON RD.

Watford

**FLOOR PLANS
& SPECIFICATION**

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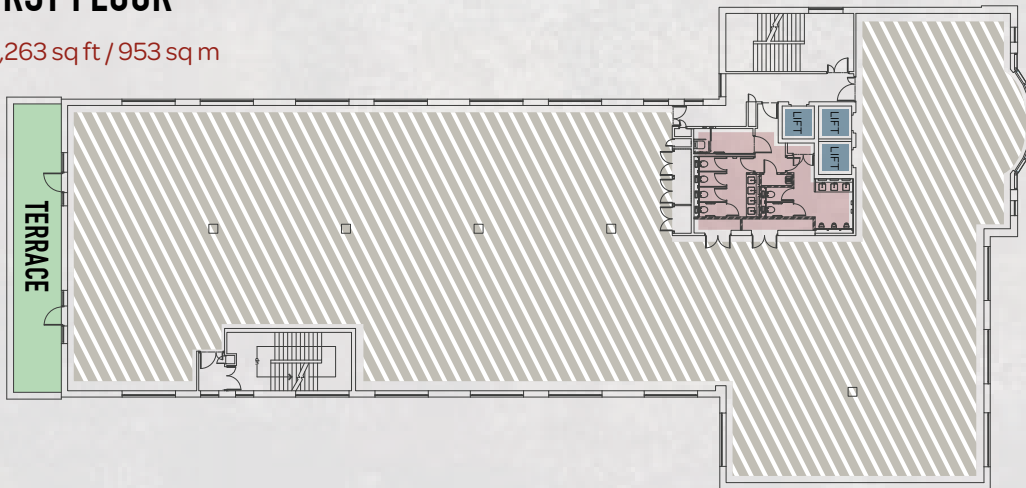
FLOOR PLANS

G GROUND FLOOR



1 FIRST FLOOR

10,263 sq ft / 953 sq m

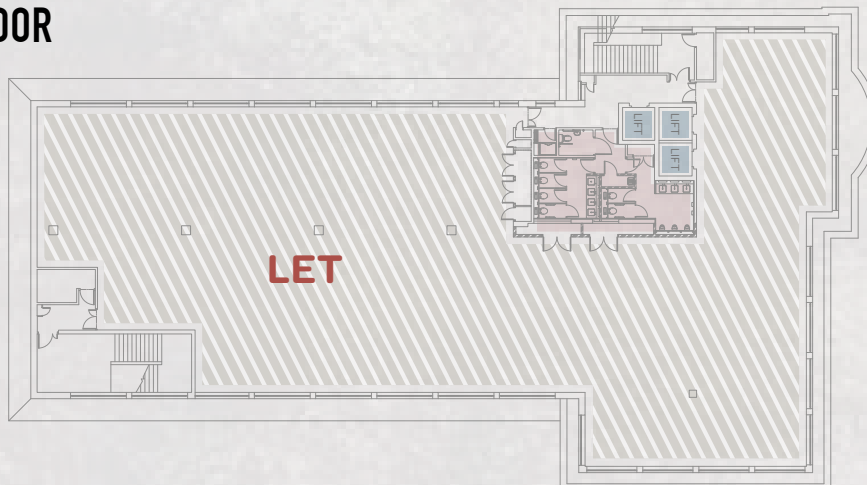


2/3 SECOND & THIRD FLOORS



FLOOR PLANS

4 FOURTH FLOOR



SCHEDULE OF AREAS	SQ FT	SQ M
Fourth Floor	NOW LET	
Third Floor	NOW LET	
Second Floor	NOW LET	
First Floor	10,263	953
Ground Floor	NOW LET	
TOTAL	10,263	953
Reception	1,858	173
Parking spaces	1:383	1:37

(Approximate IPMS3 floor areas)



SPECIFICATION

- + Fully exposed services with its own private balcony
- + New VRF ventilation system providing simultaneous heating and cooling with controls to each floor plate and central BMS
- + Occupancy density one person per 8m²
- + Low energy LED lighting throughout
- + Ceiling heights of 2.7m (minimum)
- + New raised floors
- + 2 x 900kg passenger lifts serving Ground - Fourth Floor and 1 x 900kg passenger lift serving Basement - Fourth Floor
- + Wifi connected reception/breakout areas
- + New male, female and disabled WCs on each floor
- + EPC rating: B28
- + BREEAM Excellent
- + Basement storage for cycles with 9 showers
- + Electric car charging points
- + CCTV, Access Control Fob System and Video Entry System
- + 1:383 sq ft car parking ratio