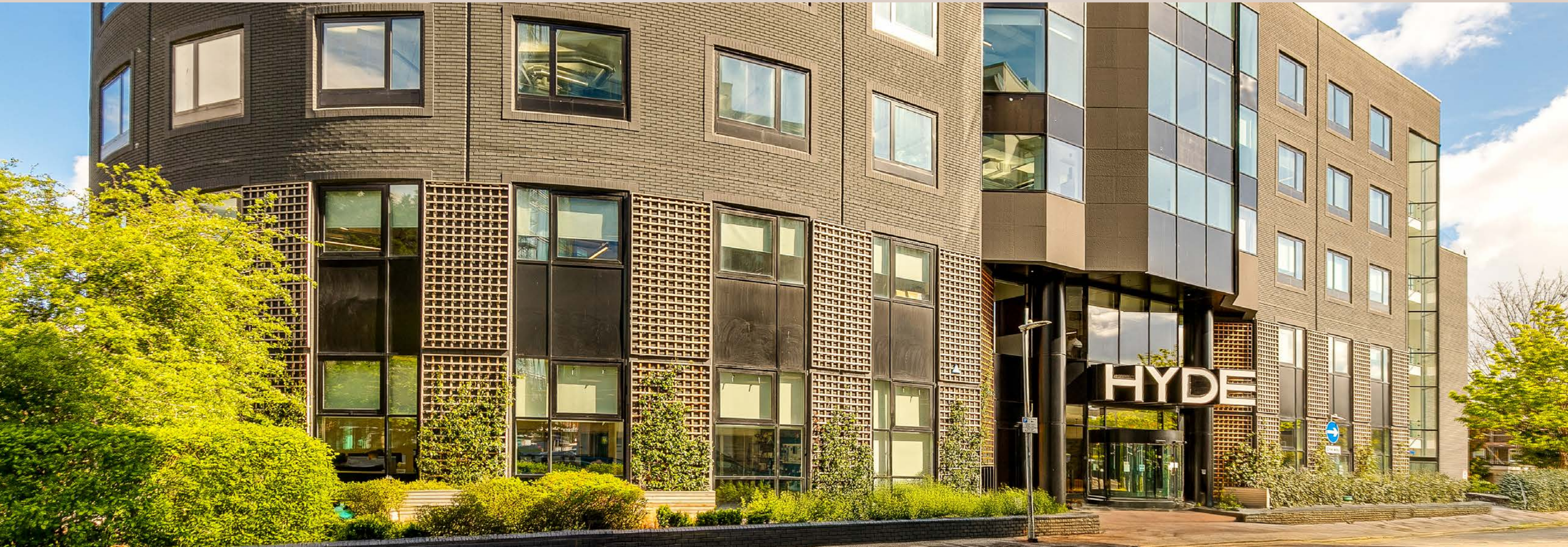
HYDE

A workplace that works for you.

Clarendon Road,
Watford, WD17 2PU

TO LET

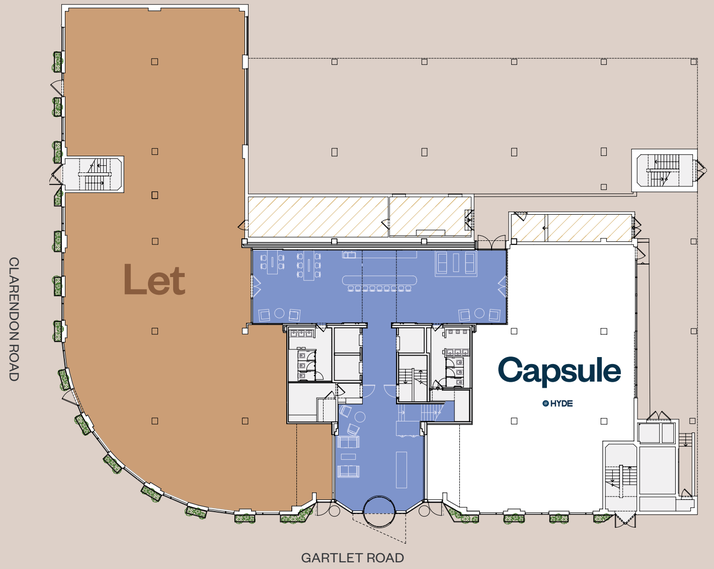


G

295.8 sq m
3,184 sq ft

Fitted Space

Virtual Tour



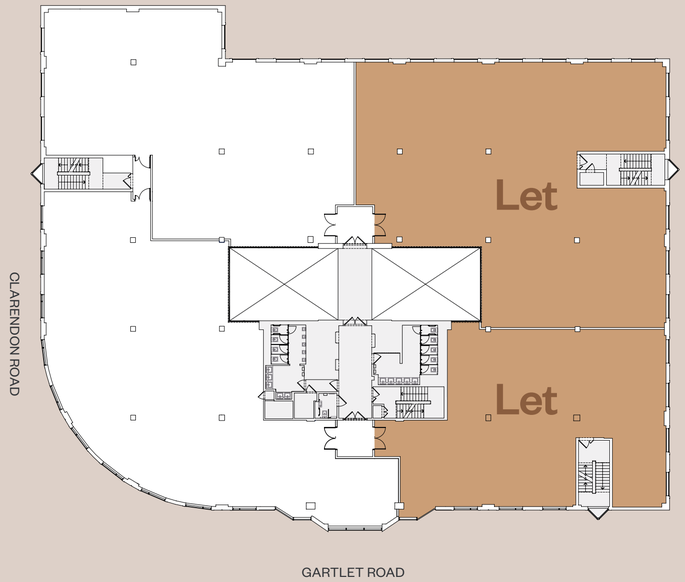
2nd

Option 1

Tenancy 1
391 sq m
4,209 sq ft

Tenancy 3
905 sq m
4,929 sq ft

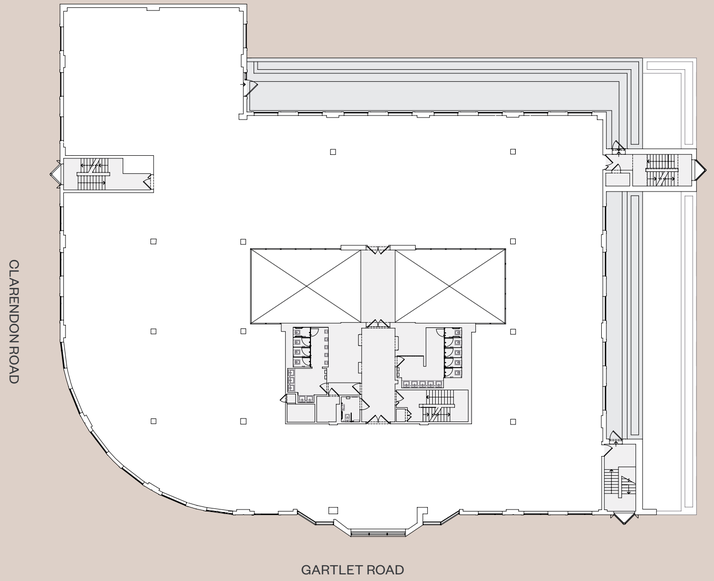
Virtual Tour



4th

1,307.15 sq m
14,071 sq ft

Virtual Tour

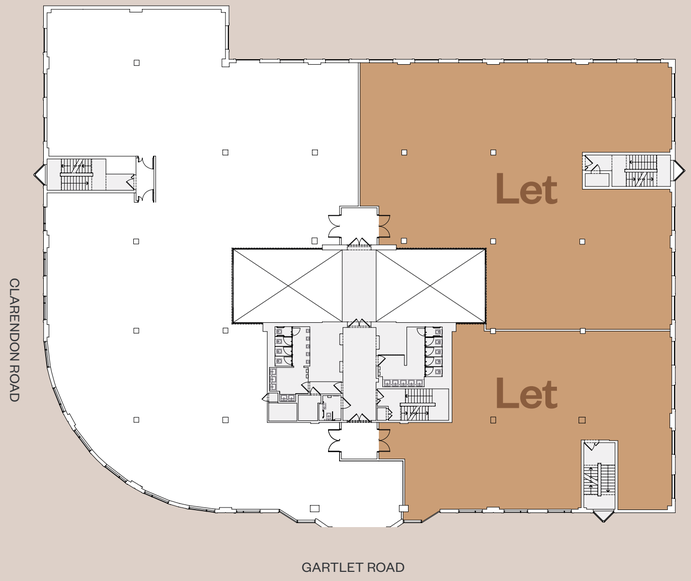


2nd

Option 2

849 sq m
9,138 sq ft

Virtual Tour



Key

- Reception & break out
- Available Office
- Let Office
- Core
- Plant

Not to scale.
Indicative only.

HYDE

An environment designed to nurture your best work.

Reception

Newly refurbished featuring an extended waiting area.

Atrium

New breakout space and coffee point.

Concierge

Reception service.

Terrace

Communal roof terrace with unrivalled views.

Car Parking

284 spaces at 1:274 sq ft

New cycle & changing facilities

Storage for 72 bikes, showers, changing room and WC's

2.275m

Floor to ceiling height

Exposed Services

HYDE

Full Specification

1.0 Building Performance	
Occupational density 1 person per 8 sqm	Air-Conditioning – Four pipe fan coil system
Floor to ceiling services 2.725 m	Fresh Air Cat A office 10L/S/Person (@1:8 sqm)
Raised floor depth 150 mm (Gross)	Office lighting levels 300-500 Lux
Planning Grid 750mm x 750mm	Office area small power 25w/m²
Exposed services	Three x 10 person passenger lifts

2.0 Amenities	
Central Atrium	284 car parking spaces (1:274 sq ft)
Male, Female and disabled WC's on each floor	6 electric car charging points
9 showers (4 male, 4 female, 1 disabled)	2 private terraces (3rd & 4th floors)
Changing facilities inc 72 lockers	Roof top communal terrace
72 secure cycle spaces	Concierge reception service

3.0 Sustainability	
SKA Gold rated	Low flush WCs, water efficient taps and showers
EPC rating B	AirScore Platinum
Extensive cycle and shower facilities	WiredScore Gold
Greening of building façade and roof	Energy efficient lighting
Strong use of materials with environmental product declarations, EU Eco labels and recycled content	

HYDE, Watford – the workspace you've been waiting for.

Contact

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Developer Legal & General

AirScore Platinum

Architect suttonca

WiredScore Gold

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