

ELEVEN

Station Rd **Watford**

Eleven Station Rd

watford

**Up to 39,200 sq ft of prime
refurbished office space**

Watford is the principal office location in Hertfordshire – a dynamic and thriving business hub with a diverse range of companies and industries.

An unparalleled location for connectivity; it is close to multiple M1 and M25 junctions giving easy links to all of the London Airports as well as major UK cities. Direct public transport links to London give access to a large, diverse, and highly talented employment pool.

Watford is good for business.



Art & Culture

Watford has a rich cultural scene, with a variety of events and festivals taking place throughout the year. Housed at The Watford Museum is a significant selection of fine art paintings including the notable Cassiobury Collection.

The Watford Palace Theatre is a hub for performing arts, and The Watford Colosseum hosts concerts and events year-round.



Eat

Watford has a fantastic variety of eating spots including many gourmet pubs and restaurants. For a quick bite Watford Market, set over two floors, has countless street food options from all over the world.

Drink

A caffeine kick or after work drink, there is plenty to choose from near Eleven Station Rd.

The Junction Cafe is ideal for your morning jolt, with O'Neill's being perfectly situated for a swift half in the evening. It has a huge terrace, large selection of drinks and also some great pub grub.



Shopping

One of the most popular shopping destinations in Watford is The Atria, home to over 140 stores including Apple, Next and Hugo Boss.

On the High Street are a number of independent stores, as well as major retailers such as M&S and Waterstones. The iconic Watford Market is home to a variety of merchants ranging from barbers to a skate shop.



Sports & Leisure

The Grove is home to one of the most prestigious Championship golf courses in the UK. With guest rooms, a spa, and banqueting suites, as well as a newly refurbished bar, terrace and courtyard; it's ideal for a relaxing day or overnight stay. Why not watch Watford FC at their Vicarage Road ground, which also offers a fantastic range of hospitality packages.

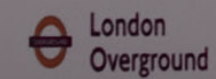
For some light-hearted entertainment, Watford has plenty of local attractions including Warner Bros Harry Potter Studio Tour and a range of Cinemas.

The town's impact on the cultural and sporting life of the nation is well demonstrated by the provenance of many luminaries including Elton John, Geri Horner, Robert Glenister, Bradley Walsh, Terry Scott, Vinnie Jones, Kelly Smith, Anthony Joshua and Gareth Southgate.

ELEVEN quicker

Welcome to
Watford Junction

London
Midland



38117

378 212

38012

Connections

 **By Train**
from Watford Junction

 **St. Albans Abbey**
17 MINUTES

 **London Euston**
18 MINUTES

 **Milton Keynes Central**
19 MINUTES

 **King's Cross St. Pancras Int.***
27 MINUTES

 **Birmingham New St.**
66 MINUTES

 **Manchester Piccadilly***
124 MINUTES

 **By Car**
from Eleven Station Rd

 **M1 (J5)**
06 MINUTES

 **M25 (J19)**
09 MINUTES

 **M25 (J20)**
10 MINUTES

 **London Heathrow Airport**
28 MINUTES

 **London Luton Airport**
30 MINUTES

 **By Tube**
via the Metropolitan Line
from Watford Station

 **Wembley Park**
25 MINUTES

 **Finchley Road**
33 MINUTES

 **Baker St.**
40 MINUTES

 **King's Cross St. Pancras Int.**
45 MINUTES

 **Liverpool St.**
53 MINUTES

 **By Bike**
from Eleven Station Rd

 **Rickmansworth**
21 MINUTES

 **Kings Langley**
25 MINUTES

 **Chorleywood**
39 MINUTES

 **Hemel Hempstead**
43 MINUTES

 **St. Albans**
47 MINUTES

* Requires a change

**Times According to Google Maps

THE BEECH HOUSE

ELEVEN more to do



Leisure

Retail

- 01 Atria Watford Shopping Centre
- 02 Marks & Spencer
- 03 Next
- 04 Apple
- 05 Hugo Boss
- 06 Hollister
- 07 Zara

Entertainment

- 08 Cineworld Cinema
- 09 Hollywood Bowl
- 10 Watford Palace Theatre
- 11 Pump House Theatre and Arts Centre
- 12 Watford Colosseum
- 13 Boom Battle Bar
- 14 Putt shack

Hotels

- 15 Leonardo Hotels
- 16 Holiday Inn
- 17 Premier Inn
- 18 Holiday Inn Express
- 19 The Grove

Food & Drink

- 20 O'Neill's
- 21 The Florist
- 22 Pret A Manger
- 23 Café Nero
- 24 Côte Brasserie
- 25 Las Iguanas
- 26 TGI Fridays
- 27 The Beech House
- 28 Wagamama
- 29 Pizza Express

Wellness

- 30 Fitness4Less
- 31 NRG Gym
- 32 YMCA Gym
- 33 Watford Leisure Centre
- 34 David Lloyd – Bushey
- 35 Cassiobury Park
- 36 West Herts Golf Club
- 37 Golf at the Grove
- 38 Watford FC
- 39 Top Golf





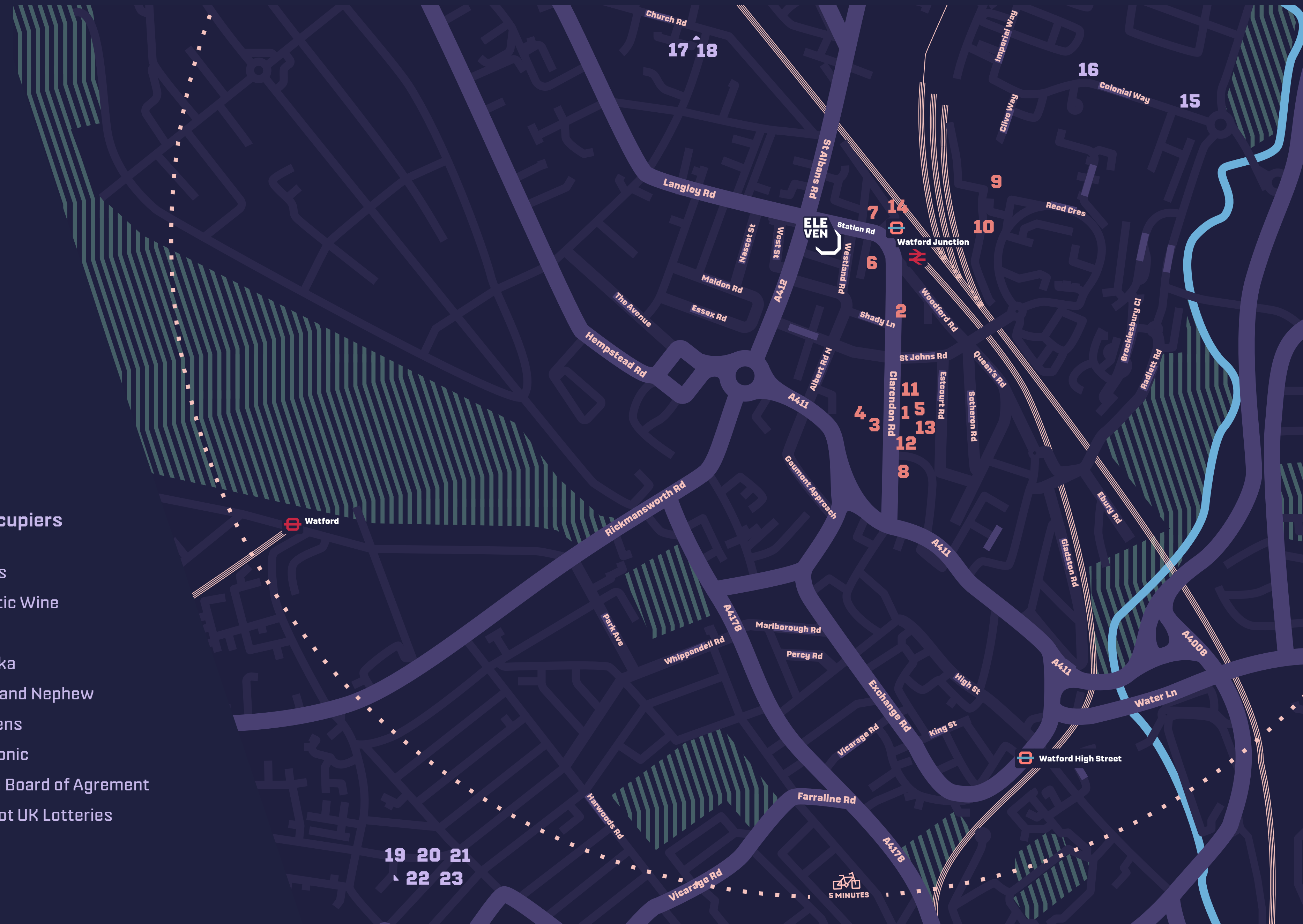
ELEVEN more business

Occupiers

- 01 PWC
- 02 KPMG
- 03 Hillier Hopkins LLP
- 04 Employment Tribunal Services
- 05 Rontec
- 06 TJX Europe
- 07 Ricoh
- 08 Wunderman Thompson
- 09 Hilton
- 10 JD Wetherspoon
- 11 Polo Ralph Lauren
- 12 ENRA Specialist Finance
- 13 Medivet
- 14 Bio Rad Laboratories

Wider Occupiers

- 15 Wickes
- 16 Majestic Wine
- 17 Asos
- 18 Skanska
- 19 Smith and Nephew
- 20 Howdens
- 21 Medtronic
- 22 British Board of Agreement
- 23 Camelot UK Lotteries



ELEVEN better offices



Station Rd

Introducing Eleven Station Rd;
an iconic Watford building being
thoughtfully transformed into a
modern office, designed to meet the
highest standards of sustainability.

Situated opposite Watford Junction
Station and in the heart of Watford's
business district, Eleven is Even
greener with Even more space and
Even quicker connections.

ELEVEN

ELEVEN

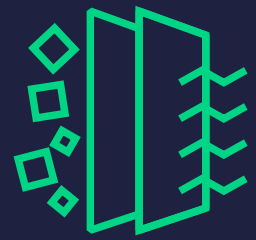




Building Specification



VRF Air Conditioning



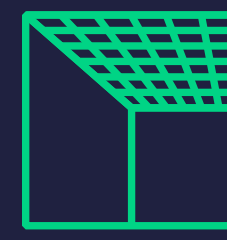
Filtered Air Ventilation System

BREEAM®

BREEAM Very Good (target)



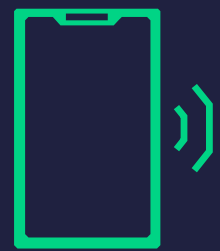
50 Cycle Spaces



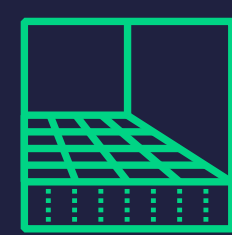
2.5 – 3.8m Floor-to-Ceiling



4 Showers



Contactless Entry System



50mm Raised Floor Void



2x 8 Person Lifts



LED Lighting



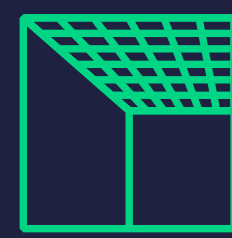
EPC rating B (target)



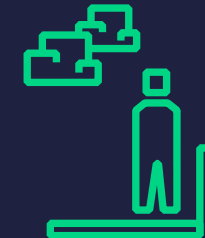
99 Parking Spaces (1:396 sq ft)
8 EV Chargers



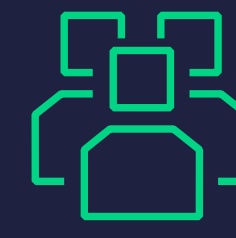
48 Lockers



Exposed Services Ceilings



Outdoor Roof Terraces



1:10 Occupancy Ratio



Concierge Reception



Touch Free Taps Toilets & Entrance Doors

An aerial photograph of a city at sunset. The sky is a warm, orange-red color, and the city below is silhouetted against the bright light. The text "ELEVEN more space" is overlaid in the center. "ELEVEN" is in white, and "more space" is in a bright green color.

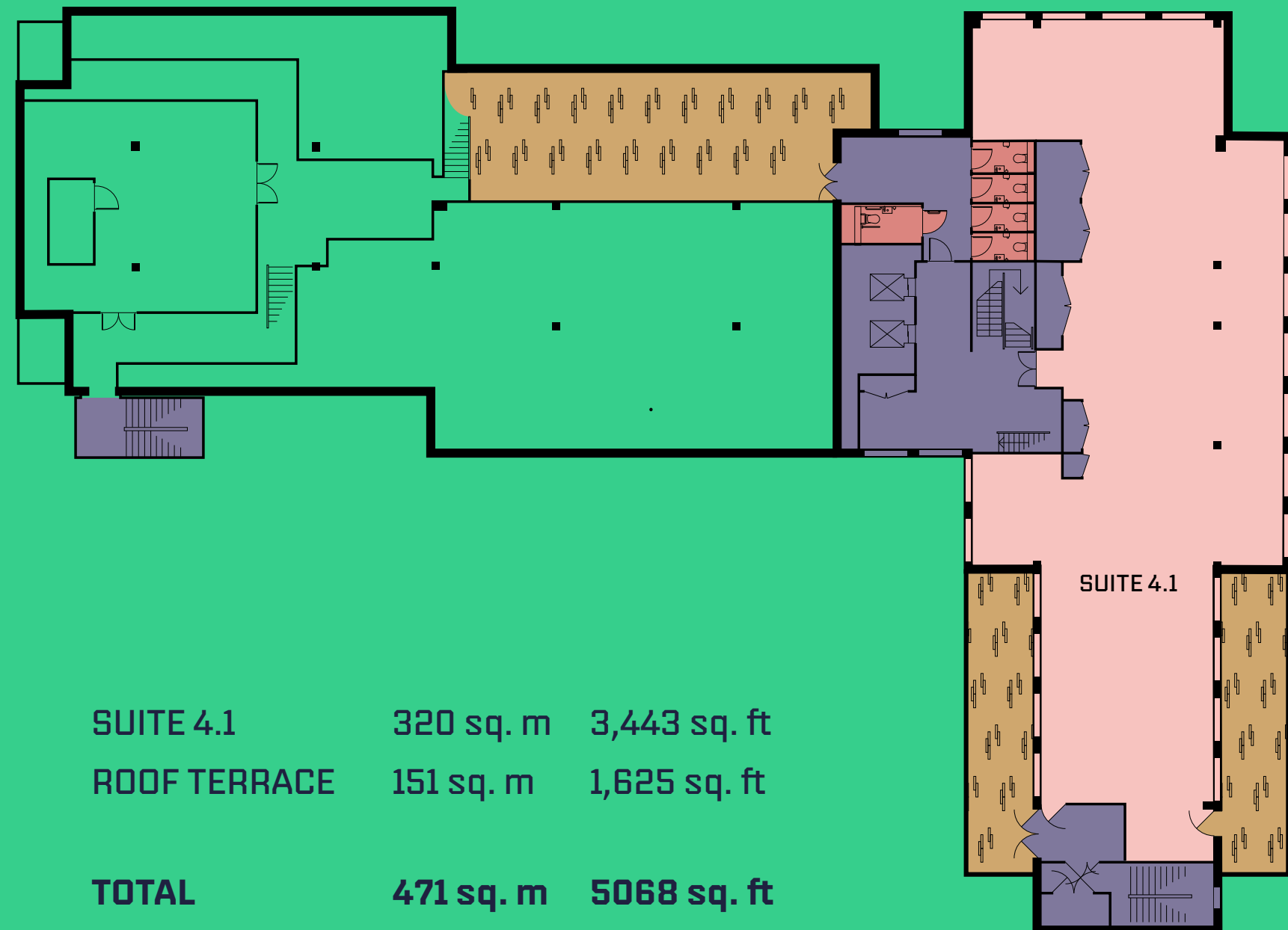
ELEVEN more space

The Offices at Eleven Station Road

Proposed IPMS3			
Level	Suites	SQ. M	SQ. FT
Ground Floor	0.1	105	1,130
	0.2	507	5,455
Ground Total		612	6,585
First Floor	1.1	468	5,036
	1.2	503	5,412
First Total		971	10,448
Second Floor	2.1	375	4,035
	2.2	503	5,412
Second Total		878	9,447
Third Floor	3.1	375	4,035
	3.2	491	5,283
Third Total		866	9,318
Fourth Floor	4.1	320	3,443
Fourth Total		320	3,443
Building Total		3,647	39,242
Foyer Total		123	1,324
Roof Terrace Total		151	1,625

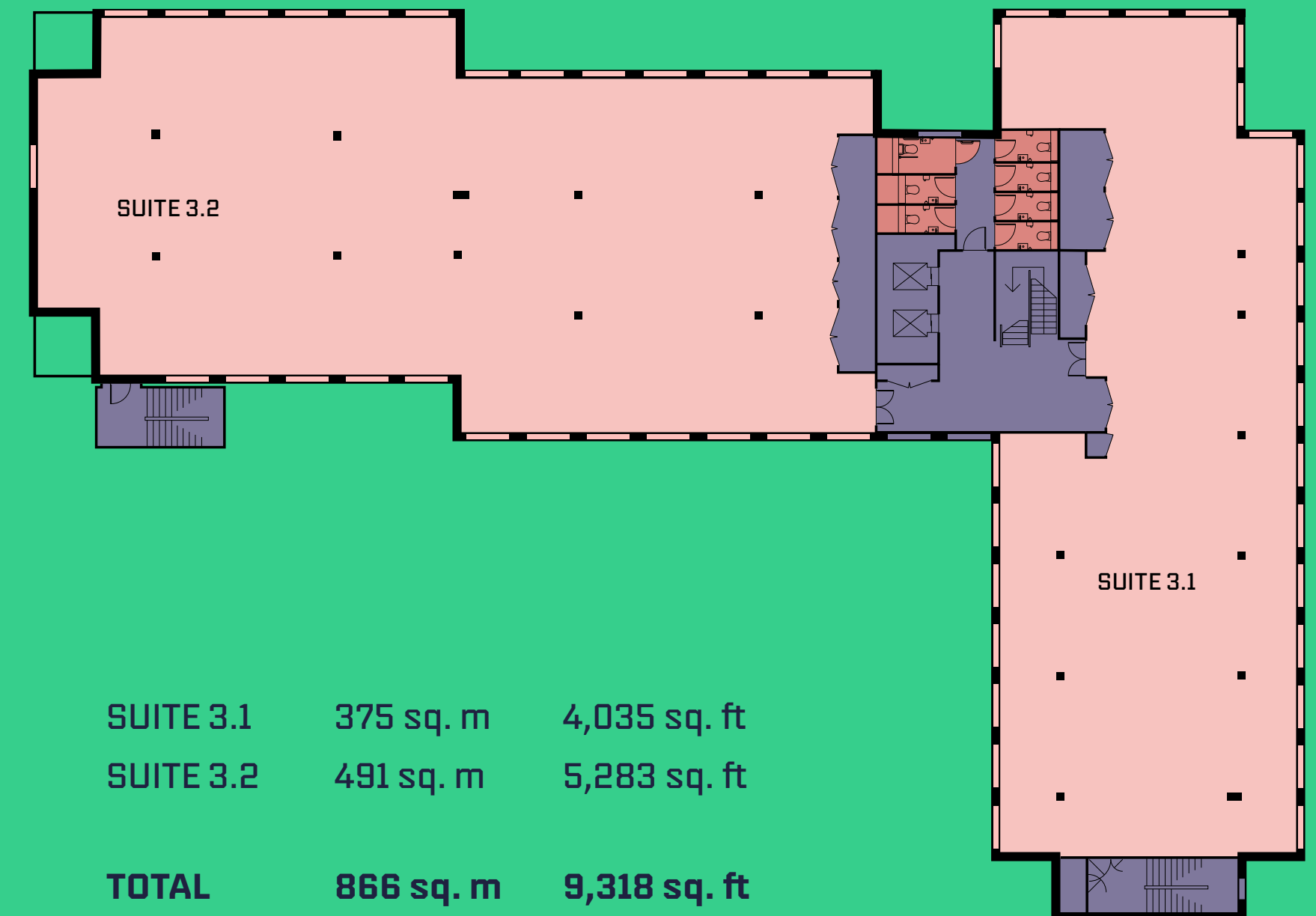


Fourth Floor



SUITE 4.1	320 sq. m	3,443 sq. ft
ROOF TERRACE	151 sq. m	1,625 sq. ft
TOTAL	471 sq. m	5068 sq. ft

Third Floor



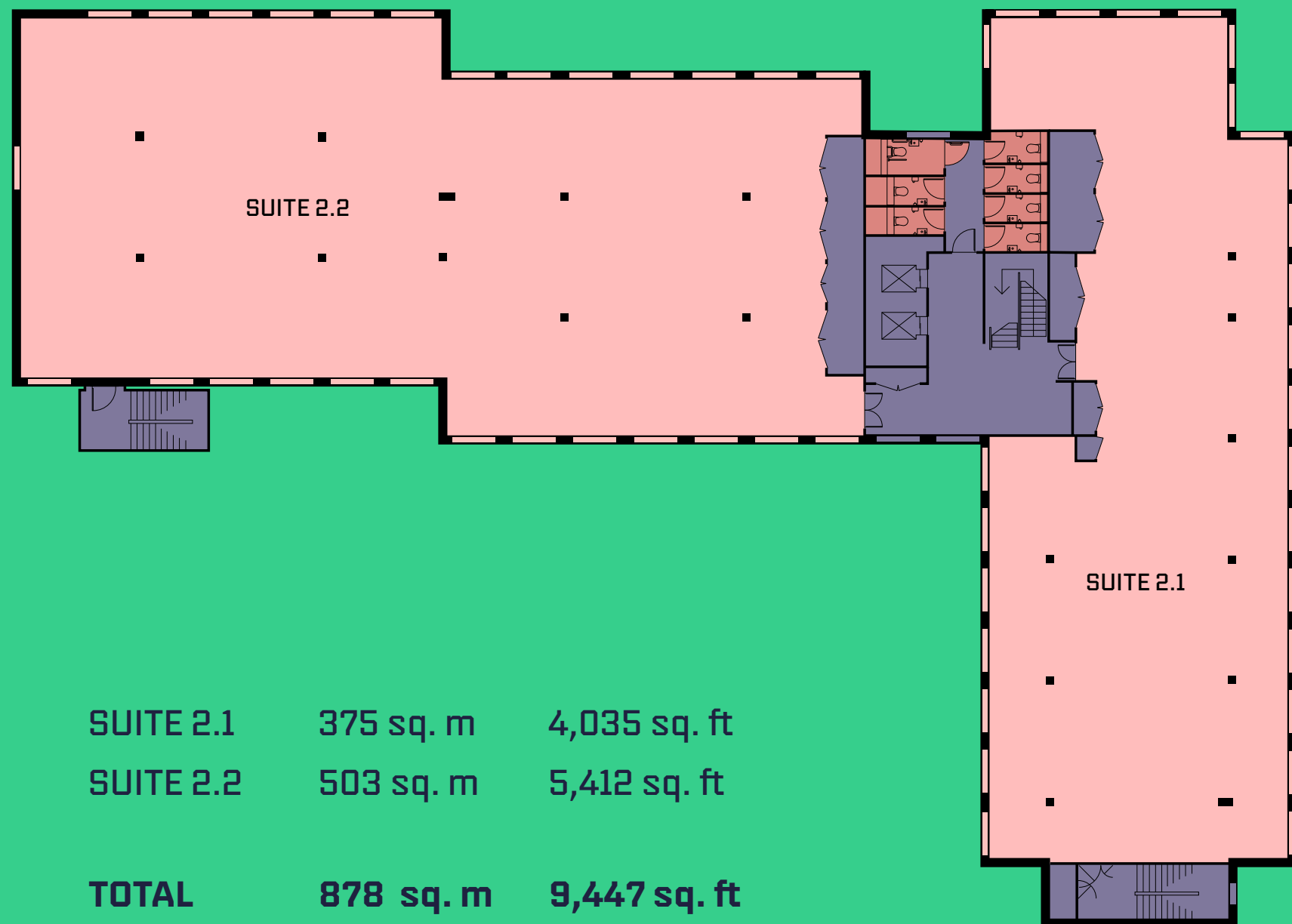
SUITE 3.1	375 sq. m	4,035 sq. ft
SUITE 3.2	491 sq. m	5,283 sq. ft
TOTAL	866 sq. m	9,318 sq. ft



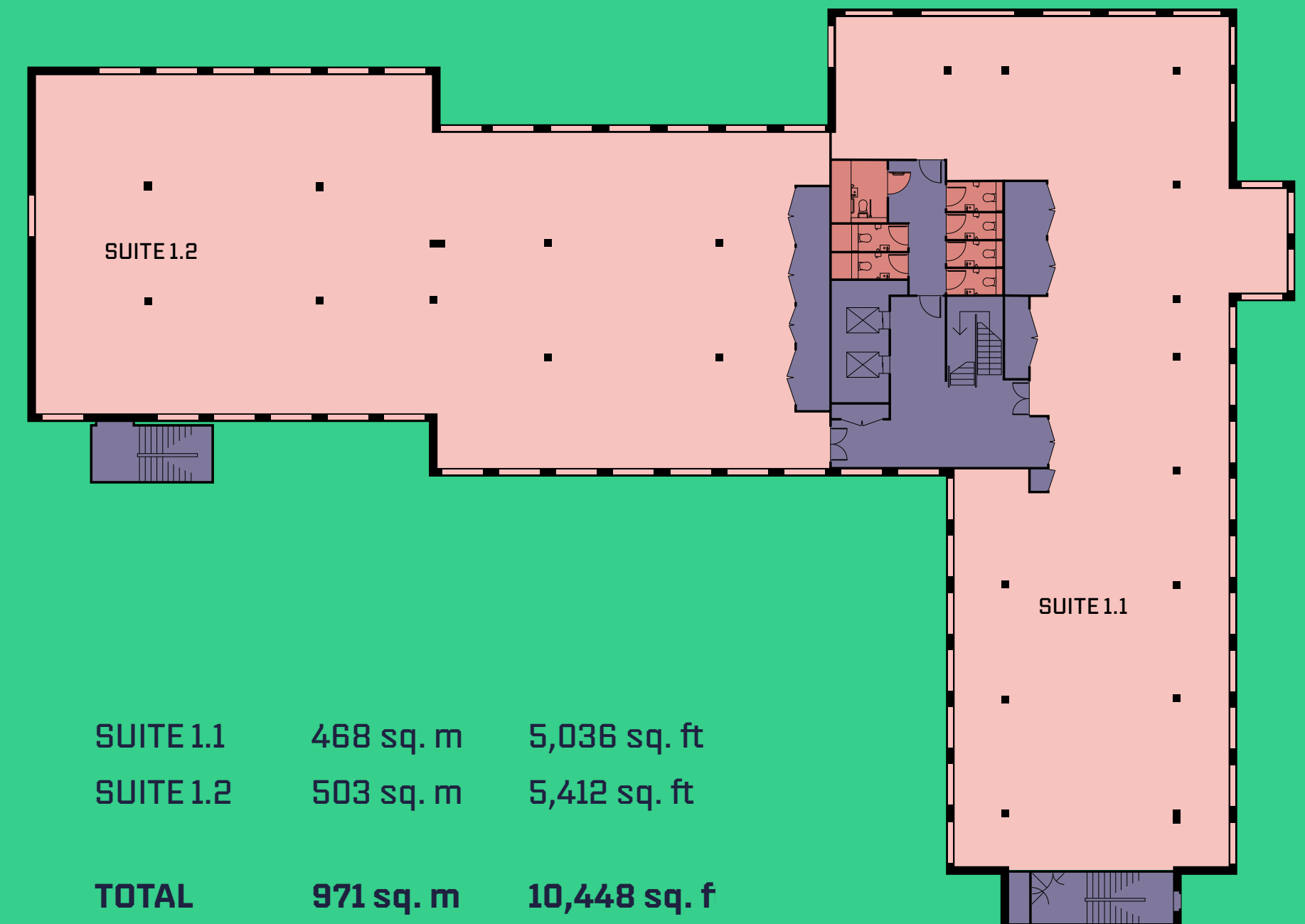
OFFICE
 Core
 WCs

Roof Terrace

Second Floor

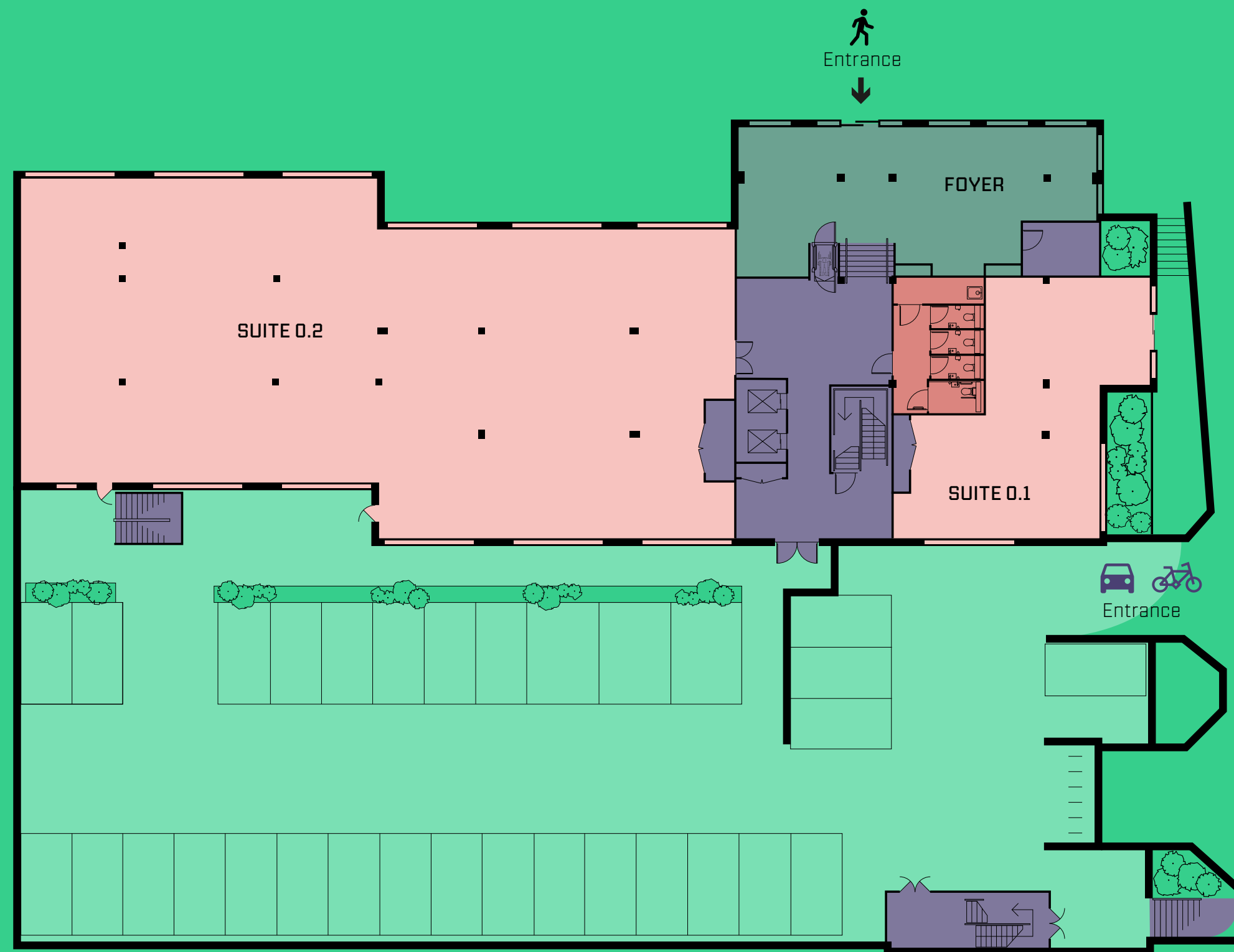


First Floor



OFFICE
 Core
 WCs

Ground Floor



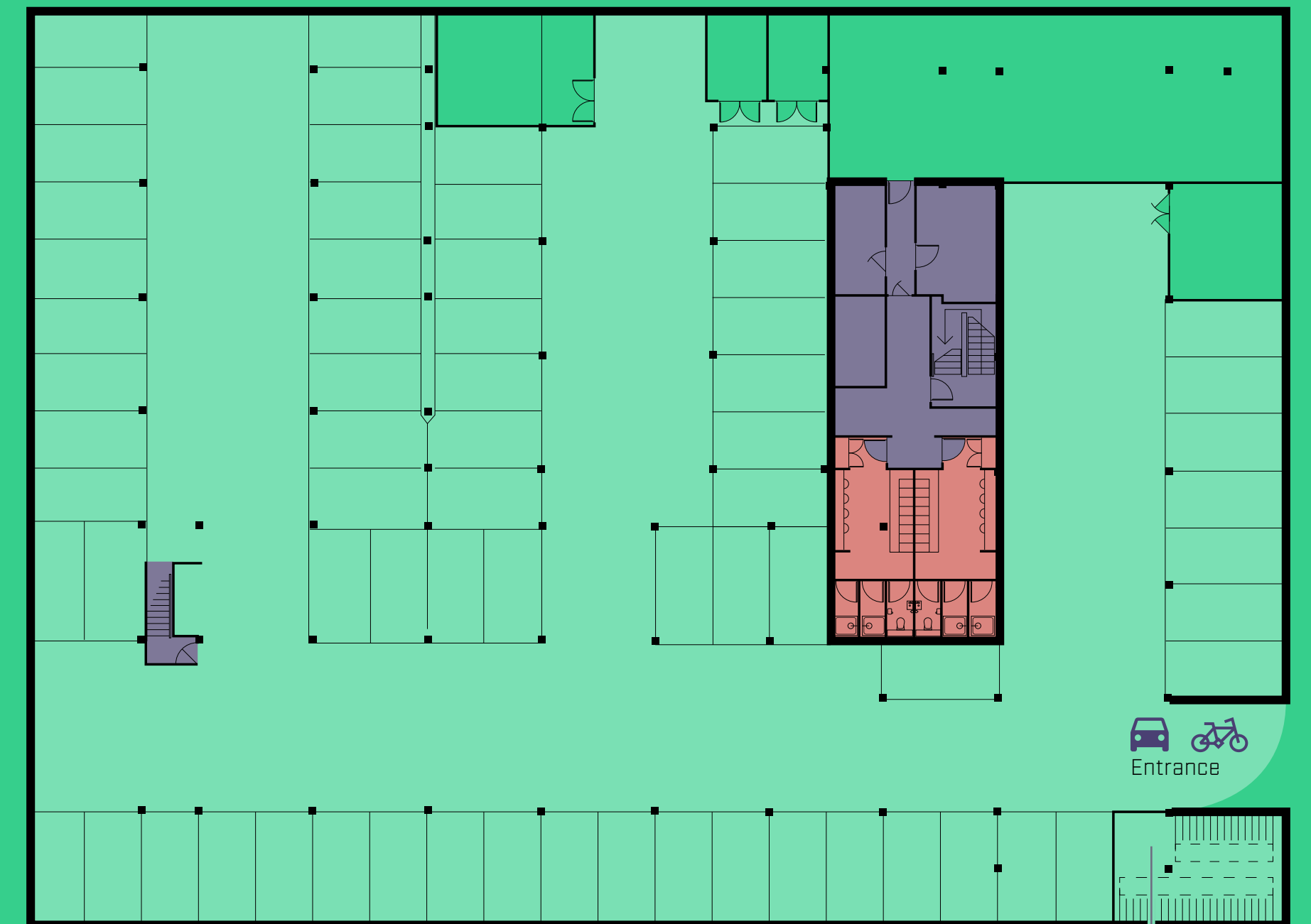
SUITE 0.1	105 sq. m	1,130 sq. ft
SUITE 0.2	507 sq. m	5,455 sq. ft
FOYER	123 sq. m	1,324 sq. ft
TOTAL	612 sq. m	6,585 sq. ft

OFFICE
FOYER

Core
Car and Bike Parking

WCs & Showers

Basement



99 Parking Spaces

8 EV Spaces

50 Cycle Spaces

Bicycle Parking



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A Development by:



Professional Team

Architect
Corstorphine & Wright

Structure
ICIS

Construction
OD-Group

Landscaping
Fira

Project Management
Stace

Cost Consultant
WT Partnership

ELEVENSTATIONROAD.COM

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