



The existing Cassiobury House

Site background

Cassiobury House was constructed in the late 1970s and currently comprises office space. The building and facilities are coming to the end of their lifespan and are now tired and outdated. In order to attract new commercial occupiers to the locale, the site requires significant investment and refurbishment.

The site is located across from the Watford Junction Masterplan, which sets out Watford Borough Council's vision to create a vibrant mixed-use neighbourhood and gateway to Watford.

Since 2009, Watford has lost 10% of its office stock. The redevelopment of Cassiobury House will help to meet an identified need for additional employment space in Watford, on a site allocated for employment use within the draft Local Plan.

There is also a significant demand for hotel rooms in Watford, with the redevelopment also presenting an opportunity to help meet this and deliver the concurrent benefits such as local jobs and a boost to the local economy.

Local context

Cassiobury House is located on the south side of Station Road, at the junction with Westland Road. It is located close-by to local shops and services, including intu Watford. It is situated less than 200m from Watford Junction railway station, and as such is well-placed for connections to/from central London and along the West Coast Main Line.

The current Cassiobury House peaks at six storeys in height and provides just over 36,000 sqft of office accommodation. The building also incorporates a small surface car park and larger basement car park, and a limited number of cycle parking spaces.

To the rear of the site are a number of residential streets, whilst the rest of Station Road generally comprises commercial buildings of varying heights. Across from Watford Junction rail station the new TJX European Headquarters is currently under construction, which will peak at 12 storeys in height.