



Croxley Park



**High quality, modern,
flexible office suites,
858 / 1,458 / 2,187 / 4,144 sq ft**

For 9 to 5 & everything in between



Croxley Park is more than just a great place to do business. We're an impressive headquarters for international companies, and a flexible home for local start-ups. We're also a thriving community, a well-connected hub and a relaxing haven. For us, business success is just one part of life – you can expect much more at Croxley Park.



On-site services

Our 20-strong management team provide a 5-star service, and are on site and on hand to take care of everything you need – from business-to-business introductions, to energy saving analysis and recycling tips.



Amenities

For us, the perfect work/life balance means enjoying the best of both worlds, and all in one place. We know that happy employees make successful companies, and our unique amenities ensure that Croxley Park is much more than simply a place to come to work.



Events

Our thriving programme of events makes the most of our setting and amenities, brings all our occupier businesses together in a unique community, and gives you the chance to build your team or just let off some steam.



Typical suite

Building 6 Croxley Studios

Whatever the size of your ambitions, Croxley Park delivers big business advantages in a space that can adapt to your changing needs.

Building 6 is a modern and well kept courtyard scheme, where each suite benefits from its own front door and signage opportunities.

The suites offer a very good opportunity for established businesses or young, dynamic companies who need the flexibility to grow as their business develops.

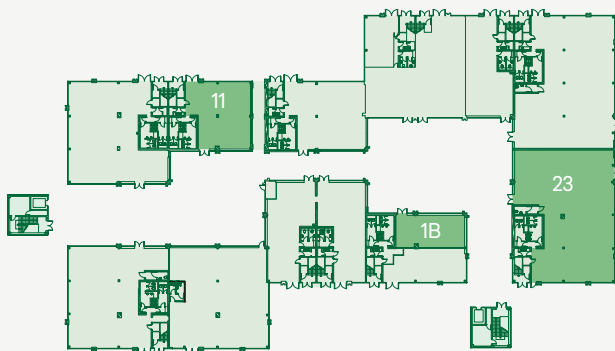


Outline Spec

- VRF heating and cooling
- New carpet
- Dedicated WCs in each suite
- Underfloor trunking
- Suspended ceilings with integral lighting
- Communal shower
- Kitchenette in each suite
- Lifts
- Excellent car parking ratio
- Outdoor seating
- Table tennis tables in the courtyard



Available spaces



Suite 1B Ground Floor

858 sq ft (80 sq m)

3 Parking spaces
EPC rating E101

Suite 11 Ground Floor

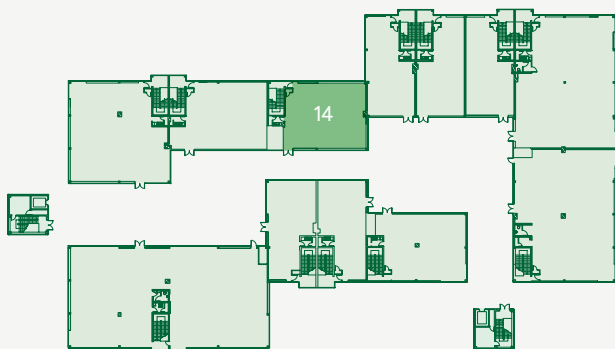
1,458 sq ft (135 sq m)

6 Parking spaces
EPC rating C75

Suite 23 Ground Floor

4,144 sq ft (385 sq m)

14 Parking spaces
EPC rating D93



Suite 14 First Floor

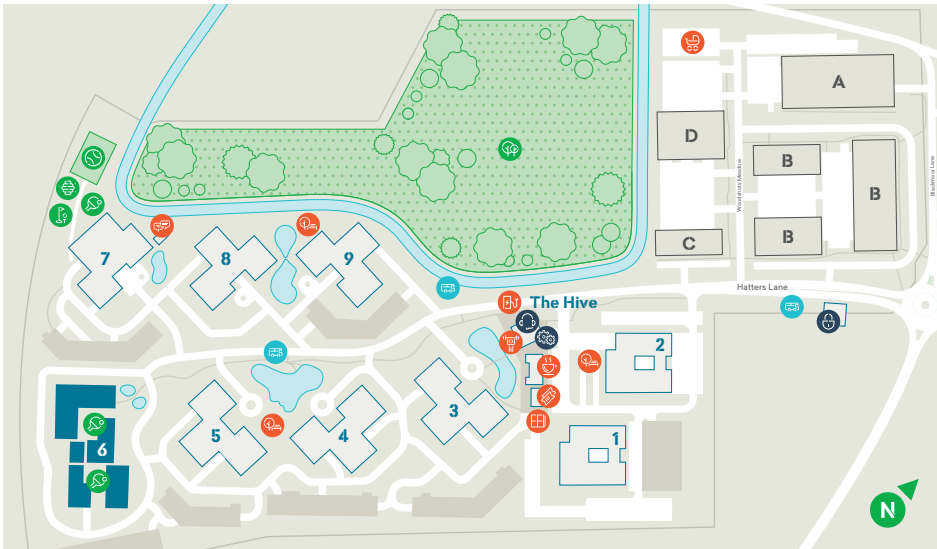
2,187 sq ft (203 sq m)

8 Parking spaces
EPC rating D96



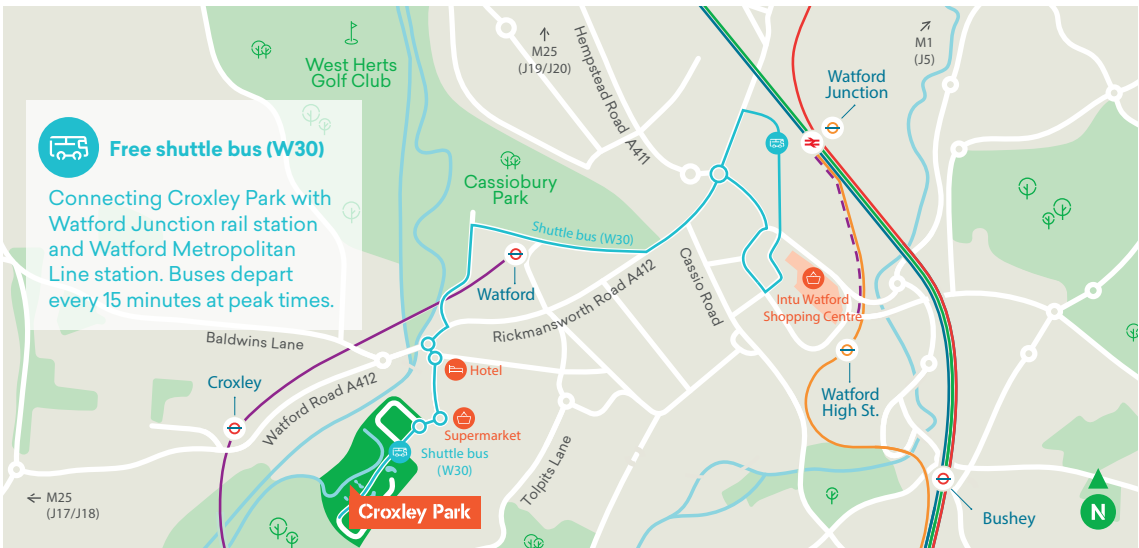
Where you fit in

www.croxleypark.com



Local connections

Post Code: WD18 8YR



By rail from Watford Junction*

London Euston	15 min
Milton Keynes	22 min
Birmingham New Street	69 min



By Underground from Watford*

Kings Cross St Pancras	47 min
Baker Street	41 min
Harrow on the Hill	21 min



Local connections by road

Watford town centre	1.5 miles
Watford Junction Station	2.0 miles
Watford Tube Station	1.0 miles

* Source: National Rail

On-site management & marketing

Sarah Shippey
Park Management
E: sshippey@croxleypark.com
T: 01923 751 472



@croxleypark

Letting agents

Stimpsons

Paul Felton
E: pmf@stimpsons.co.uk
T: 01923 252188



Paul Smith
E: paulsmith@brayfoxsmith.com
T: 020 7629 5456

Misrepresentation Act 1967: Messrs Bray Fox Smith and Stimpsons for themselves and for the vendor(s) of this property whose agents they are, give notice that 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs Bray Fox Smith and Stimpsons nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Compiled May 2019.