

Croxley Park



Abloy

The building

# Business & more

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

Abloy comprises 3 self-contained warehouse units with 2-storey offices to the front.



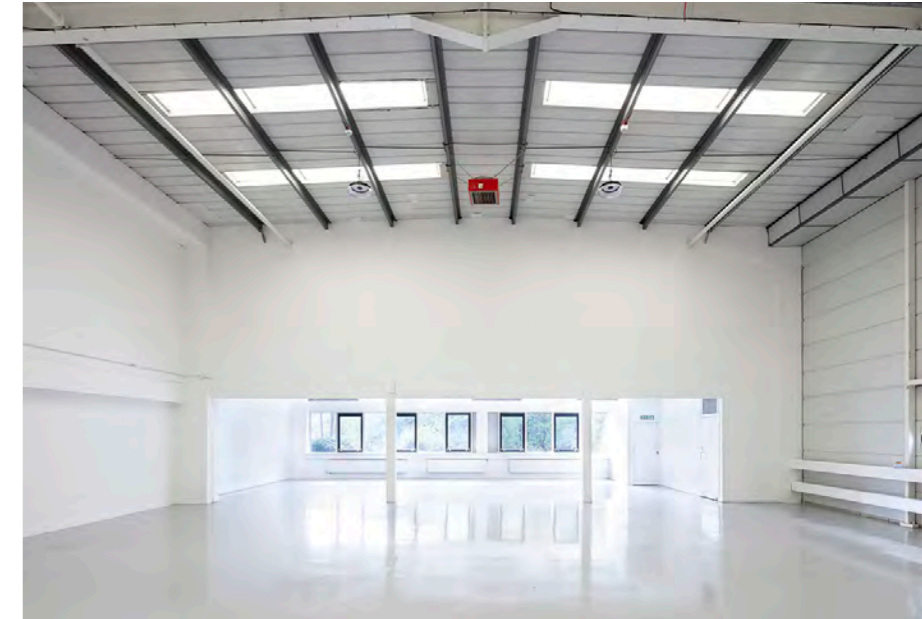
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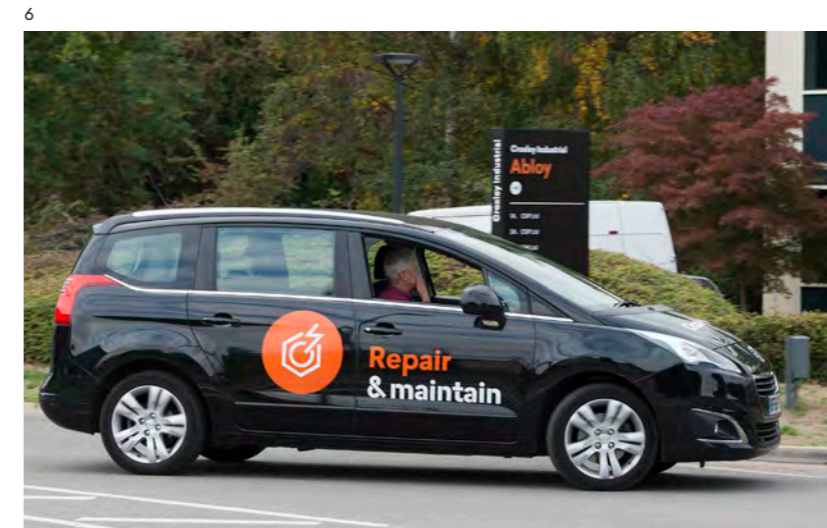
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2



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- 1 Industrial entrance
- 2 Abloy exterior
- 3 Main entrance
- 4 Free shuttle bus
- 5 Available space
- 6 On-site maintenance

# Availability



## Available spaces

### Unit 3

<b>Industrial/Warehouse</b>	2,803 sq ft (260.4 sq m)
<b>Ground Floor Offices</b>	1,146 sq ft (106.5 sq m)
<b>First Floor Offices</b>	2,109 sq ft (187.6 sq m)
<b>Total</b>	<b>5,968 sq ft (554.4 sq m)</b>

13 Parking spaces  
EPC rating C65

Approx. Gross internal floor areas



## Outline Spec

- High office content (3,255 sq ft)
- 6.3m eaves
- Large shared loading area to rear
- Gas central heating to offices
- Suspended ceilings to offices
- Perimeter trunking to offices
- 13 parking spaces
- Attractive business park location



# Green & pleasant

Croxley Park is more than just a great place to do business. We understand that access to green space is vital to the health and happiness of employees. That's why Croxley Park is set in 75 acres of mature green parkland. This, together with sports fields and an on-site nature reserve, gym, cafe and events barn makes Croxley Park the ideal place to work and unwind.



# 75

75 acres of green space for employees to enjoy.

The Hive

# Eat, drink & play

Our brand new, purpose built amenities hub, The Hive, features 10,000 sq ft of space for relaxing, playing, eating, drinking and socialising. Complete with a state-of-the-art gym, a two storey café and flexible event space our tenants have access to the best amenities in the area.



2



4



1

3



Events

# Rest & recreation

No two days are the same at Croxley Park. 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.

5



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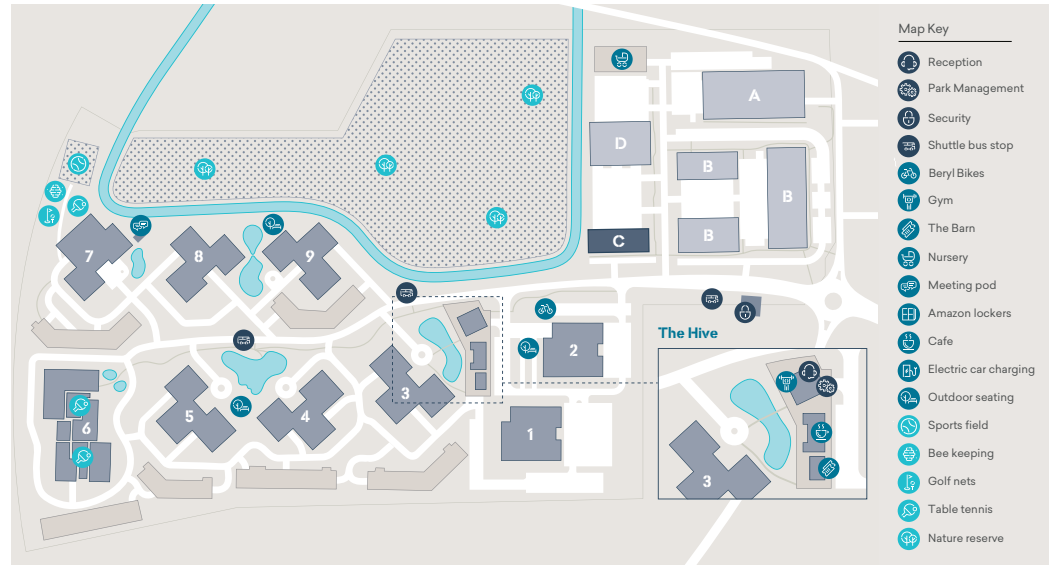


- 1 The Hive Café
- 2 Outdoor seating
- 3 Anytime Fitness Gym
- 4 The Hive
- 5 Star Events 10K run
- 6 Outdoor Cinema

## Connections

# Here & there

## Where you fit in



## Travel times

### 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



Connecting Croxley Park with Watford Junction rail station and Watford Metropolitan Line station. Buses run all day and depart every 15 minutes at peak times.

## Local Connections



## On-site management & marketing

**Sarah Shippey**  
Marketing & Customer  
Services Manager

E: sshippey@croxleypark.com  
T: 01923 252961

Croxley Park App available at  
app store/google play



[croxleypark.com](http://croxleypark.com)

## Letting agents

**Stimpsons**

Paul Felton  
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T: 01923 252188

**bray  
fox  
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