# **MILLFIELD HOUSE**

HIGH QUALITY BUSINESS UNITS

5,300 to 6,277 sq ft (492 to 583 sq m) TO LET



## **MILLFIELD HOUSE**



Croxley Green Business Park is a well established business location and is already home to exceptional occupiers. The park facilities are second to none and include: Millfield House comprises 10 self contained units with first floor offices and ground floor storage, workshop or additional offices.

- Café
- Gym
- Children's nursery
- Hair salon
- Electric car charging points
- Tenant events program
- Bike hire
- Free bus link to town centre and Watford Junction station







## Specification

- Shell finish for flexible uses
- Loading door
- 37.5kn per m<sup>2</sup> floor loading
  Suspended ceilings
- Gas central heating
- Kitchen





Availability (Approx GIA)	sq ft	sq m	car spaces
Unit 1	5,385	500.2	14
Unit 6	6,277	583.2	16
Unit 10	5,300	492.3	14

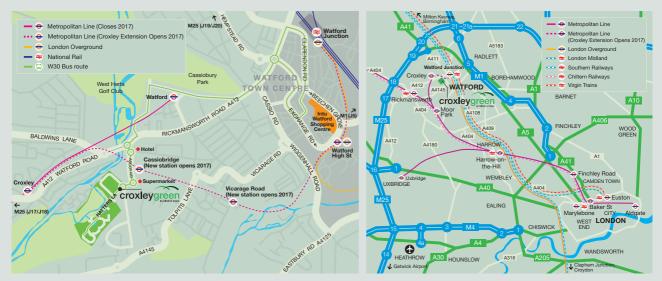
### **EPC** Ratings

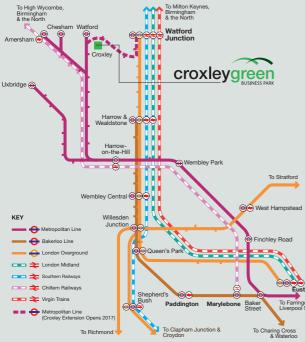
Unit	Rating
1	D86
6	F144 & E119
10	D94



An idyllic green working environment with excellent local amenities.

Whether you want to pop out for a bite at lunchtime or buy groceries, it's all on your doorstep at Croxley Green Business Park. Within a five minute drive you have access to two supermarkets, five hotels, four pubs and four golf courses in addition to all that the town centre has to offer.





Croxley Green Business Park is situated on the outskirts of Watford, one of the most prosperous towns in the South East of England. It is excellently located with links by road, rail, underground and air travel.

- M1 (J5/6) and M25 (J18/19) within 4 miles.
- Watford Junction Station direct to London Euston (approx 14 mins), Clapham Junction, Birmingham and the North.
- Metropolitan Line underground stations at Watford and Croxley to central London.
- Free bus services between the Park, Watford Metropolitan and Watford Junction stations.

#### The new Croxley Metropolitan Line Extension

The Croxley Rail Link is the proposed extension of the London Underground Metropolitan line from Croxley, to Watford Junction via Watford High Street. There will be a new Underground station adjacent to Croxley Green Business Park due in 2017 creating fast links to Watford and Central London.

### Sat Nav: WD18 8YR

croxleygreen.co.uk



THE CODE OF COMMERCIAL LEASE PRACTICE 2007 The Landlord supports the Code for Leasing Business Premises in England and Wales 2007. www.leasingbusinesspremises.co.uk On-site Marketing & Management Centre Open 8.30am to 5.00pm Paul Smith - 020 7629 5572 paulqsmith@brayfoxsmith.com



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