

Croxley Park



Building 7

FITTED OFFICE SUITE OF 6,141 SQ FT

Building 7

FIRST FLOOR OFFICE SUITE AVAILABLE OF
61,41 SQ FT SQ FT



Business & more

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

Building 7 offers a first floor office suite which contains a range of individual offices, meeting rooms and break out area.



Specification

- Double height fully glazed reception
- Passenger lift
- Metal tile suspended ceilings
- Metal tiled raised floor
- VRV heating, cooling & ventilation system
- Fitted with a range of offices, meeting rooms and break out area
- Fully cabled
- Shower facilities
- 24 Parking spaces (1:260 sq ft)
- Rainwater harvesting
- EPC rating B35



Typical refurbished suite

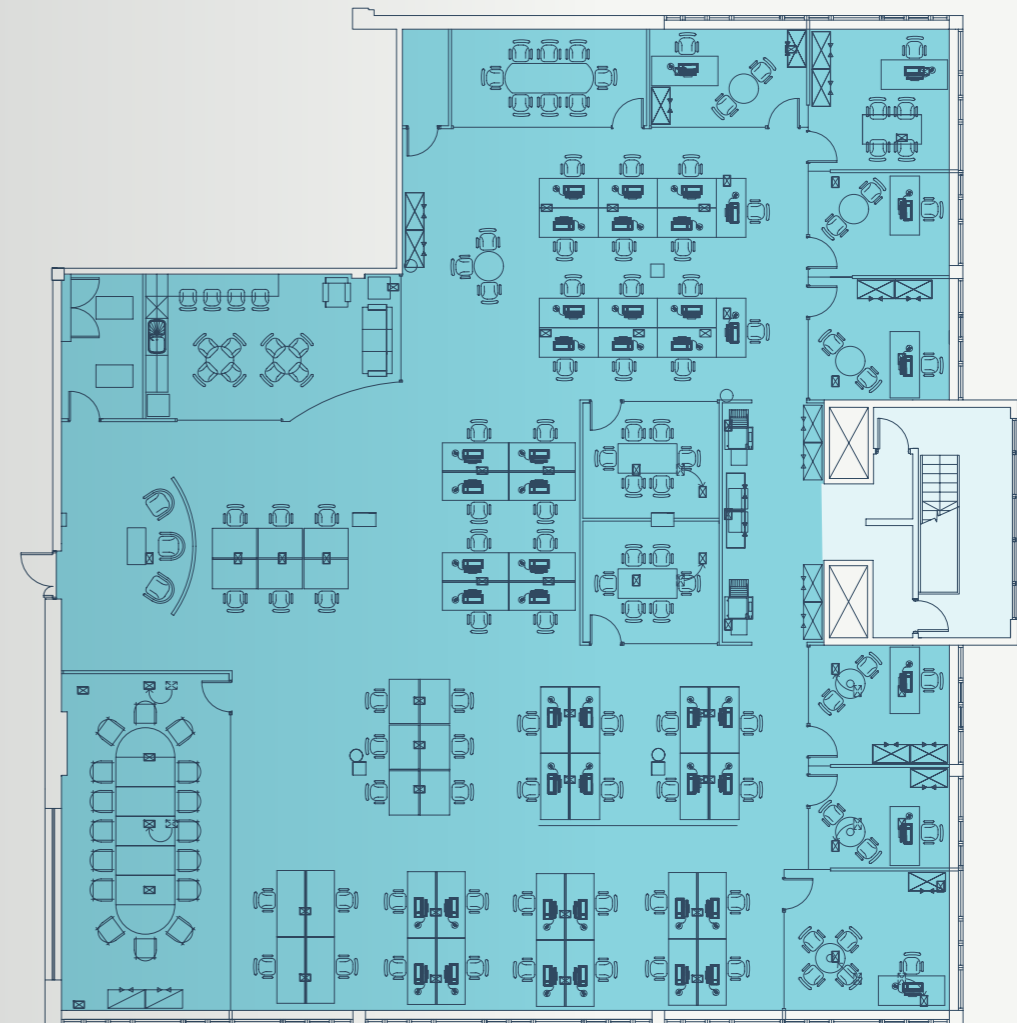
Availability & floorplan

Availability

First floor

Suite 6 - 6,141 sq ft (570 sq m)
24 Parking spaces
EPC rating C68

Approx. IPMS3 floor areas



Indicative internal layout. Furniture not available.

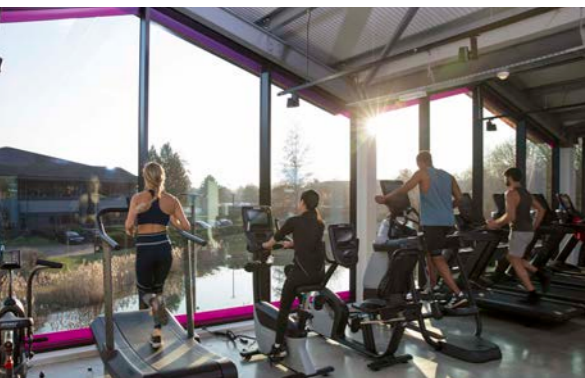
Green & pleasant

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



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.



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.



To & from

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.

& everything else

With welfare and convenience in mind we have cycle hire, electric car charging points, meeting pods and Amazon lockers on the Park. Croxley Direct is our 7 seater private hire vehicle and is dedicated to getting you, your visitors and colleagues wherever you need to be.

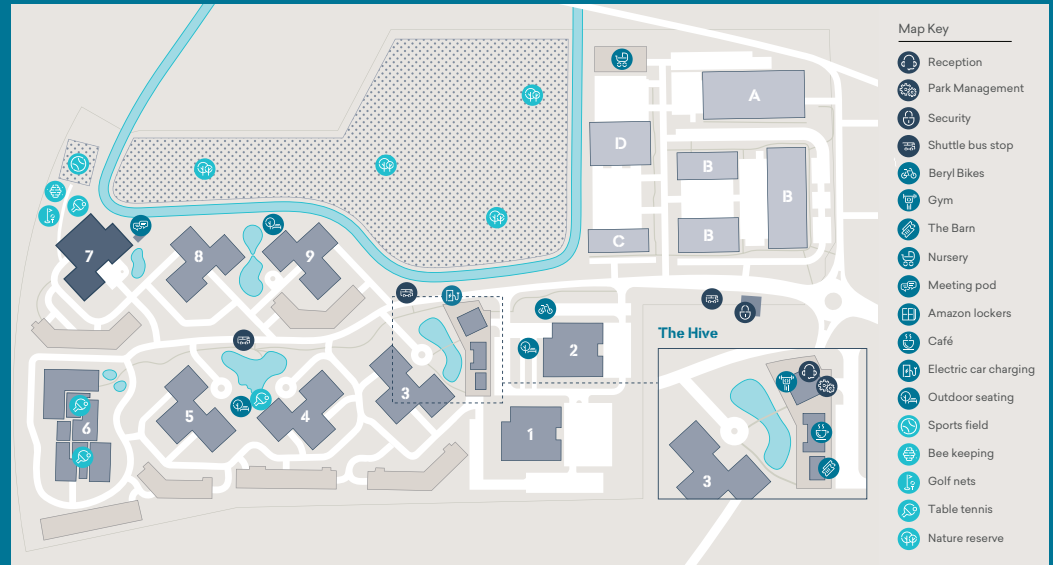
The Barn can be hired for events, scooters can be borrowed to zoom around and our bees are busy making honey for use in the Café.



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**

Harrow-on-the-Hill	21 min
Baker Street	41 min
Kings Cross St Pancras	47 min
Aldgate	58 min

Local connections by road***

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

* Source: National Rail
 ** Source: TfL
 *** Source: AA Route Planner

Local Connections

Post code: WD8 8YN



On-site management & marketing

Sarah Shippey
 Park Manager

E: sshippey@croxleypark.com
 T: 01923 252961

Croxley Park App available at
 app store/google play



croxleypark.com

Letting agents

Stimpsons

Paul Felton
 E: paul.felton@stimpsons.co.uk
 T: 01923 604024

bray fox smith

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

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