Croxley Park

2 Blackmoor Lane

Warehouse unit

Business & more

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

A semi detached warehouse unit with first floor offices undergoing full refurbishment. The unit benefits from parking to the front and a dedicated rear loading area. Croxley Park is a prestigious business park with an excellent range of amenities including a waterside café, gym and children's

1

2

3

4

5

1 Office entrance
2 Building entrance
3 Free shuttle bus
4 Typical refurbishment
5 Loading bay

Availability

Available spaces

2 Blackmoor Lane

First Floor Offices	3,518 sq ft	1,528.26 sq m
Ground Floor Warehouse	16,450 sq ft	1,528.26 sq m
Total	**19,968 sq ft**	**1,855.09 sq m**

30 Parking spaces
EPC rating B expected

Approx. Gross internal floor areas

Outline Spec

- First floor offices at front
- New LED lighting throughout
- New heating/cooling to offices
- New WCs and shower
- 30 parking spaces
- 6.1m eaves height
- Electric roller shutter loading door
- New solar panels on roof
- Attractive business park location
- 24/7 security

First floor plan

Ground floor plan

The Park

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

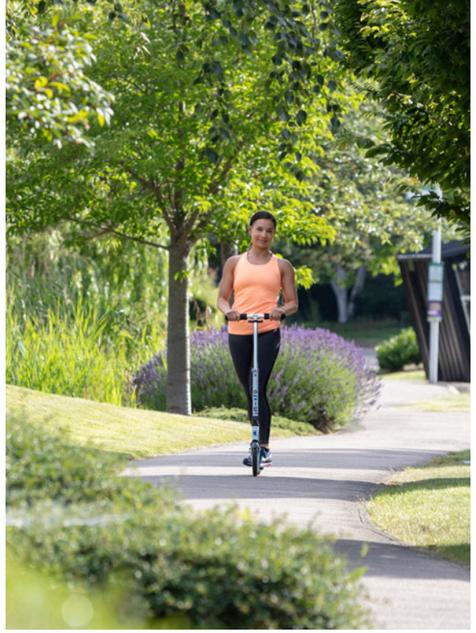
75 acres of green space for employees to enjoy.

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.

1



2

3

4

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

6

7

8

1 The Hive Café
2 Croxley Scooters
3 Anytime Fitness Gym
4 The Hive
5 Croxley Park Scooters
6 Beryl Bikes
7 Croxley Summer Fete
8 Oktoberfest

Connections

Here & there

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*

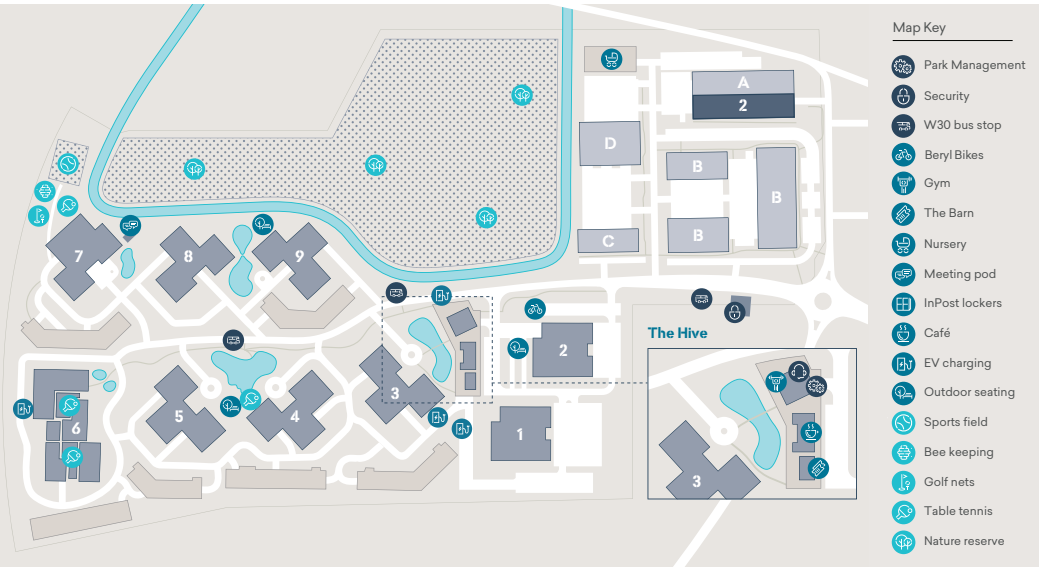
Watford town centre	**1.5 miles**
Watford Tube Station	**1.0 miles**
Watford Junction Station	**2.0 miles**
M1 (Junction 19)	**3.8 miles**
M1 (Junction 5)	**4.5 miles**

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

Free shuttle bus (W30)

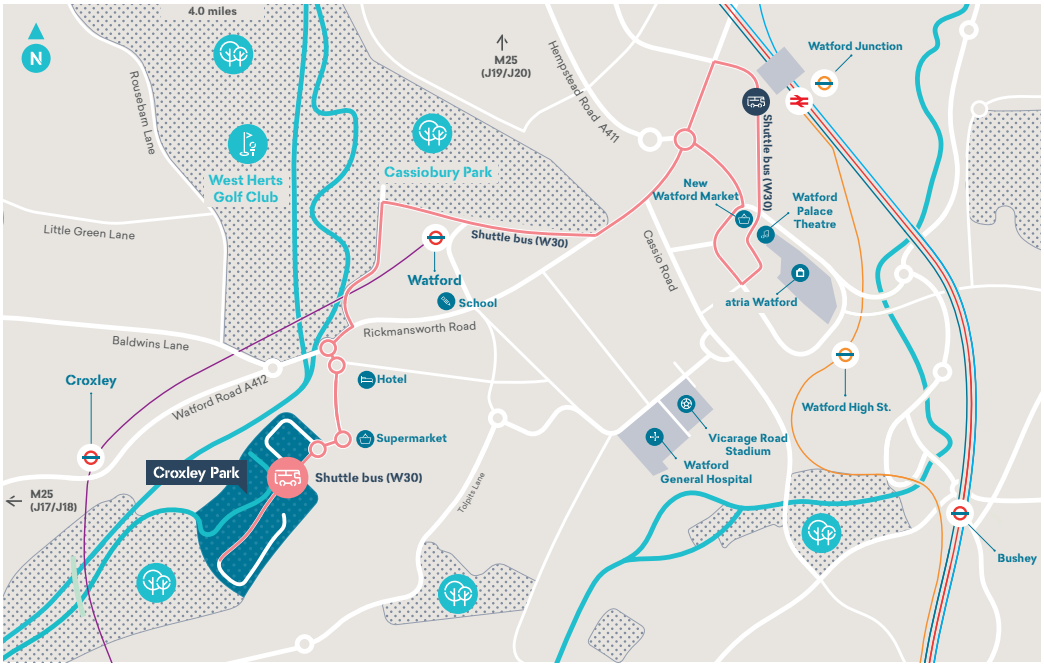
Connecting Croxley Park with Watford Junction rail station and Watford Metropolitan Line station. Buses run all day and depart every 15 minutes at peak times.

Where you fit in



Local Connections

Postcode: WD18 8GA



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

croxleypark.com

Letting agents

Stimpsons

Paul Felton
E: paul.felton@stimpsons.co.uk
T: 01923 252188
M: 07802 861 528

bray fox smith

Paul Smith
E: paulqsmith@brayfoxsmith.com
T: 020 7629 5456
M: 07730 816 995

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 February 2025.