Stimpsons

6 Millfield House, Croxley Park, Watford, WD18 8YX

To Let | 6,277 sq ft

Self Contained Business Unit at Croxley Park

Summary

- Rent: £131,820 per annum
- Business rates: £51,840 per annum Estimated rates payable 2026 to 2027
- Service charge: £29,043.89 per annum
- VAT: Applicable. VAT will be charged on the rent and service charge.
- EPC: D (89)
- Lease: New Lease

Description

Millfield House comprises 10 self-contained units comprising first floor offices and the ground floor is in shell condition, being suitable for storage, light industrial purposes or additional offices.

Croxley Park is a prestigious business park with an excellent range of amenities including a waterside café, gym, hair salon, children's nursery and regular events.

Location

- Excellent access via M1 (J5/6) and M25 (J18/19/20) to the national road network and to Heathrow, Stansted, Luton and Gatwick airports
- Underground link to central London via Watford and Croxley Green Metropolitan Line stations
- Fast rail service to central London from Watford Junction (from 15 mins)
- Regular all day bus service to Watford Junction and Watford Metropolitan Station and the town centre (free to staff on the Park)

Accommodation

Name	sq ft	sq m
Ground - Storage	3,139	291.62
1st - Offices	3,138	291.53
Total	**6,277**	**583.15**

Key Points

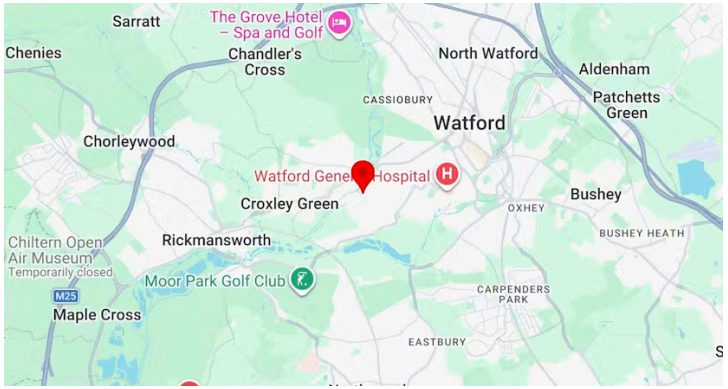
- First floor offices plus ground floor storage, workshop, additional offices
- 15 parking spaces
- Perimeter trunking to offices
- 3.6 metre height to ground floor
- Rollershutter loading door
- Prestigious business park location
- 24/7 security

Terms

The unit is available on a new full repairing and insuring lease for a flexible term.

Service Charge

A service charge is payable for the provision of services and maintenance of the common parts of the block and the estate.



Further information

- View details on our website

Contact & Viewings

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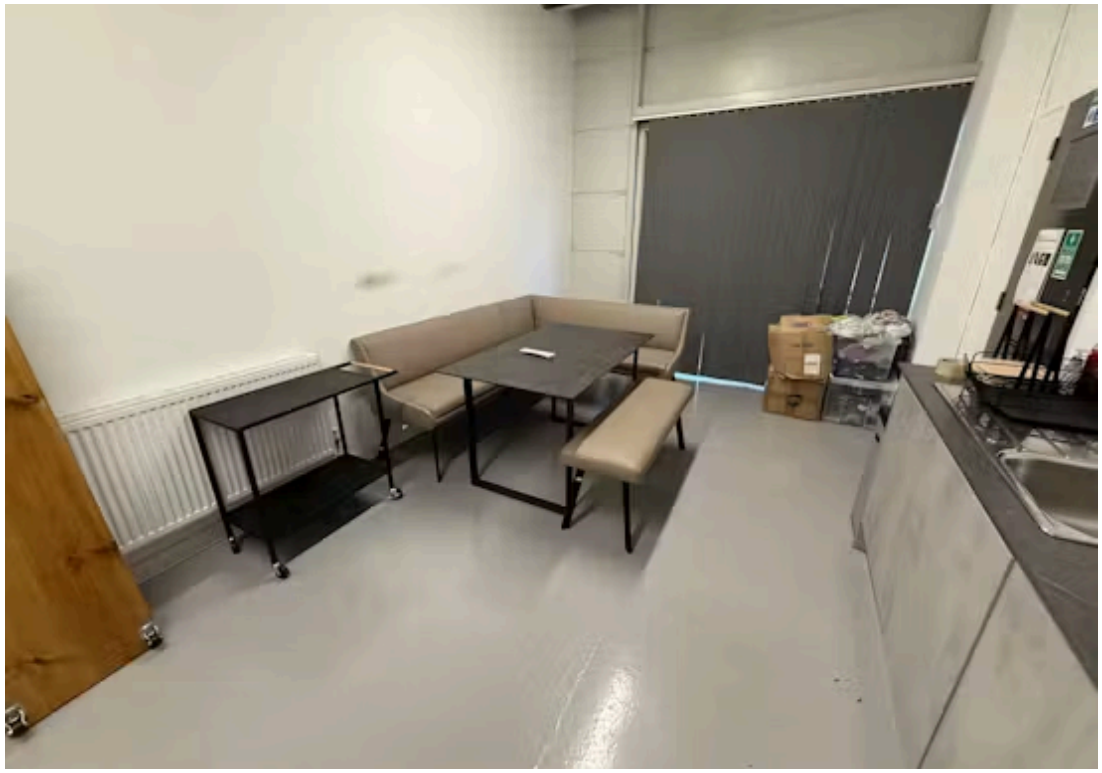
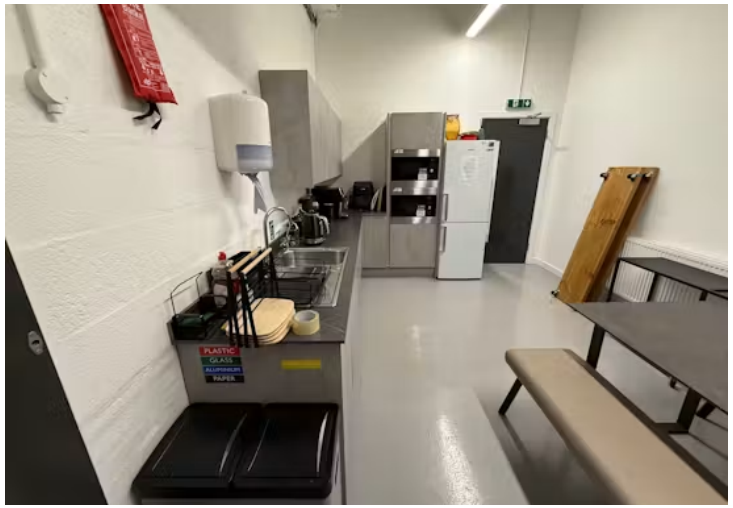
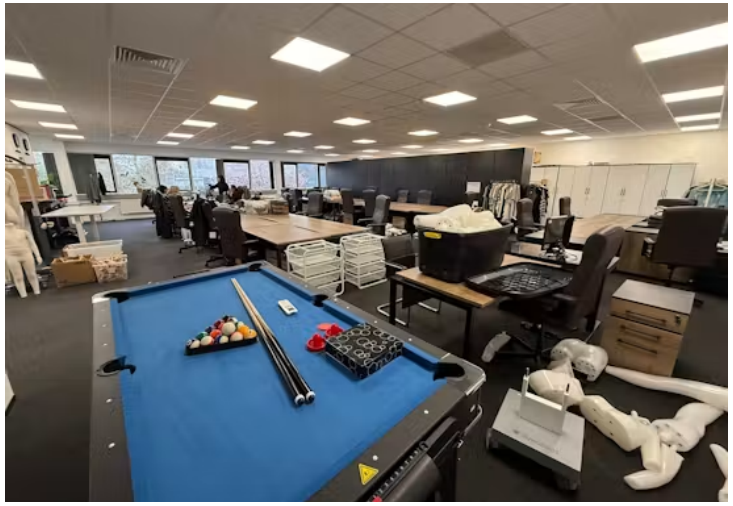
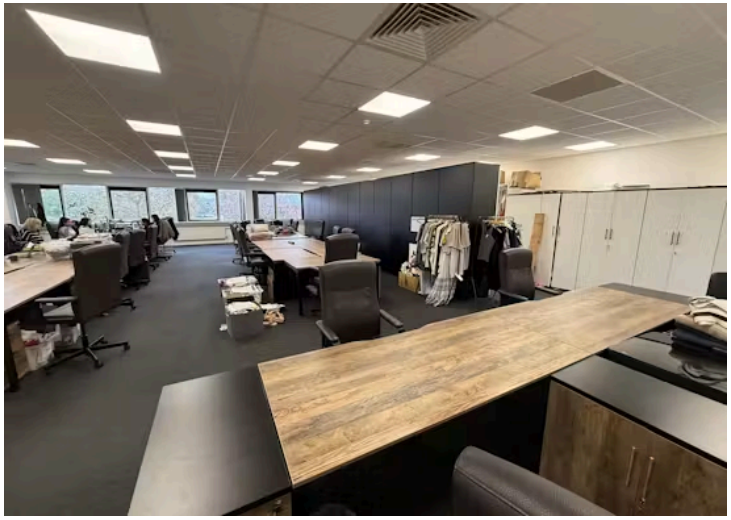
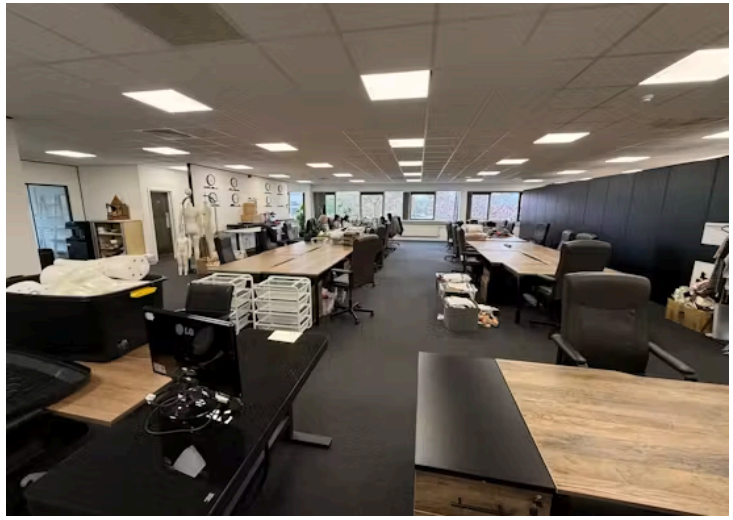
Viewings

Strictly by appointment via joint agents.

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