

Stimpsons

3Abloy House, Hatters Lane, Croxley Park, Watford, WD18 8QY

To Let | 6,058 sq ft

Warehouse To Let On Attractive Business Park Location

Summary

- Rent: £115,102 per annum
- Business rates: £49,920 per annum Rates payable 2026/2027
- Service charge: £38,307.77 per sq ft
- VAT: Applicable
- EPC: C (65)
- Lease: New Lease

Description

A modern steel portal frame unit with full height warehousing accessed via a large shared yard to the rear. There are 2 storey offices to the front of the building.

Croxley Park is a prestigious business park with an excellent range of amenities including a waterside café, gym, childrens nursery and events programme.

Location

- Excellent access via M1 (J5/6) and M25 (J18/19/20) to the national road network and to Heathrow, Stansted, Luton and Gatwick airport.

-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 Stations and the town centre (free to staff on the Park).

Accommodation

Key Points

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

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Service Charge

A service charge is payable for the provision of services and maintenance of common part 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.

















