Stimpsons



Economical office suite on Croxley Park

1 Blackmoor Lane, Croxley Park

Watford, WD18 8GA

Office

TO LET

4,848 sq ft

(450.39 sq m)

- 18 parking spaces
- Comfort cooling
- Prestigious business park location
- On-site cafe, gym and events programme
- Free bus to Watford Junction Station and Watford Metropolitan Station
- Showers
- To be refurbished

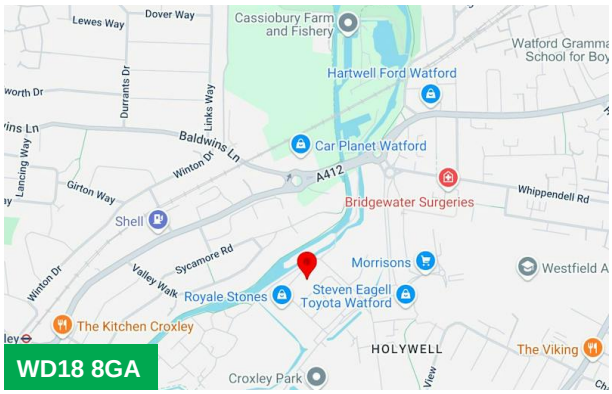
1 Blackmoor Lane, Croxley Park, Watford, WD18 8GA

Summary

Available Size	4,848 sq ft
Rent	£20 per sq ft
Rates Payable	£8 per sq ft Estimated
Service Charge	£7.81 per sq ft
EPC Rating	D (99)







Description

2 ground floor offices suites on Croxley Park

Facilites at Croxley Park include a Gym, landscaped park, cafe, electric car charging, special events, and networking opportunities

Location

Croxley Park has excellent access via M1 (Junctions 5&6) and M25 (Junctions 18,19&20) to the national road network and to Heathrow, Stansted, Luton and Gatwick airports.

Regular all day bus service to Watford Junction Station and Watford Metropolitan Station and the town centre (free to staff on the Park)

London 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)

Accommodation

The accommodation comprises the following IPMS3 areas

Name	sq ft	sq m
Ground - Suite 2	4,848	450.39
Total	**4,848**	**450.39**

Viewings

Strictly by appointment via joint sole agents (Monday to Friday 0900 to 17:30)

VAT

VAT is charged on the rent and service charges

Viewing & Further Information

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