

Croxley Park



Building 3

GRADE A, ENERGY EFFICIENT OFFICE BUILDING
42,076 SQ FT AVAILBLE TO LET

3

HIVE CAFE

THE GYM

Exceptional office space within a beautiful green environment



Building 3

GRADE A OFFICE BUILDING, 42,076 SQ FT TO LET

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

Building 3 is a three-storey office building. It provides a Grade A, energy efficient, contemporary working environment, with a full height glazed reception.



Building 3

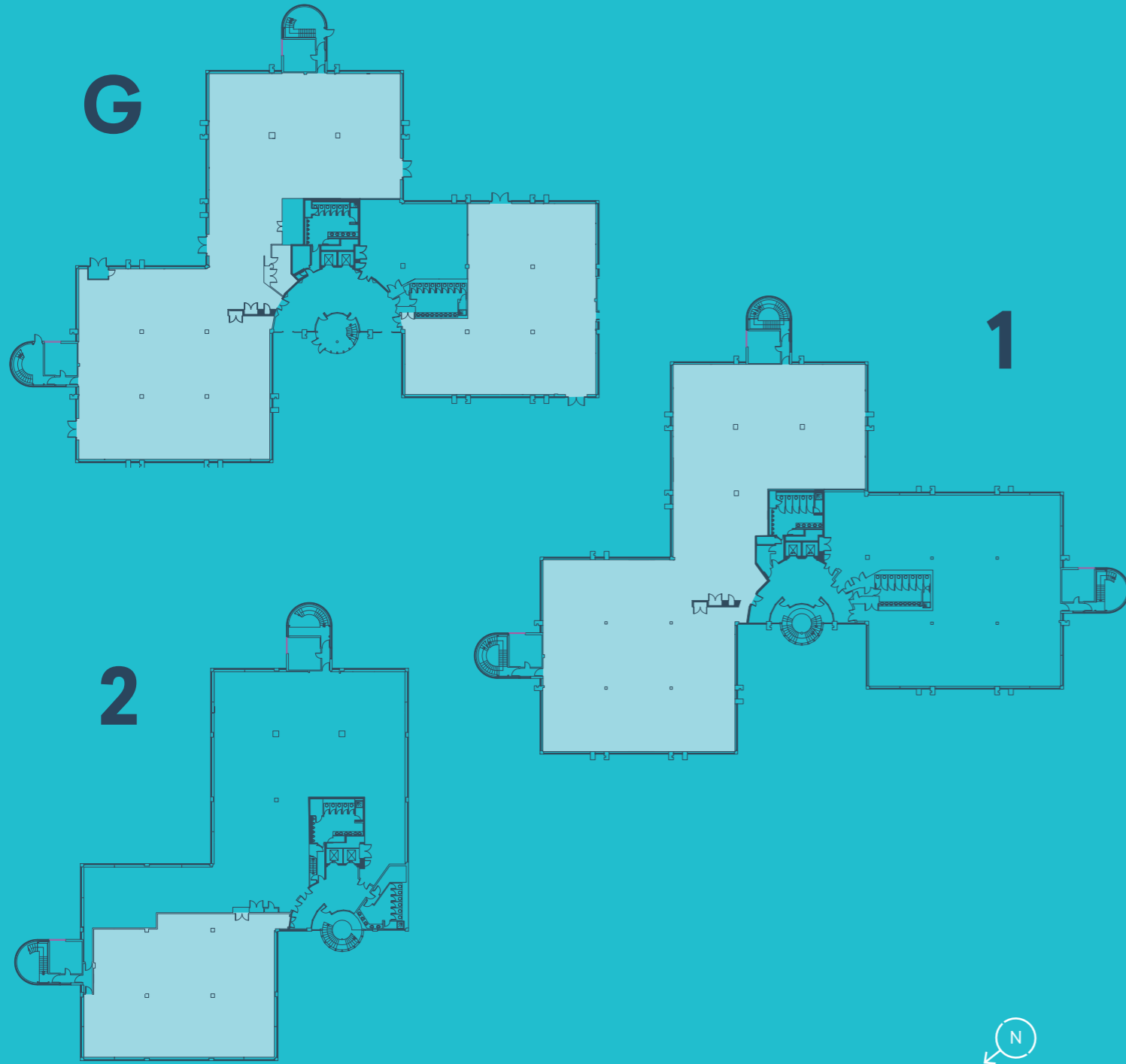
Specification

- Full height glazed reception
- 2 passenger lifts
- Metal tile suspended ceilings or exposed services option
- LED lighting with daylight dimming & motion sensors
- Metal tiled raised floor with 150 mm void
- 2.9 m minimum floor-to-ceiling height
- VRF air-source heating, cooling & ventilation – all electric
- WC and shower facilities on each floor
- Excellent car parking ratio 1:250 sq ft
- Target EPC A



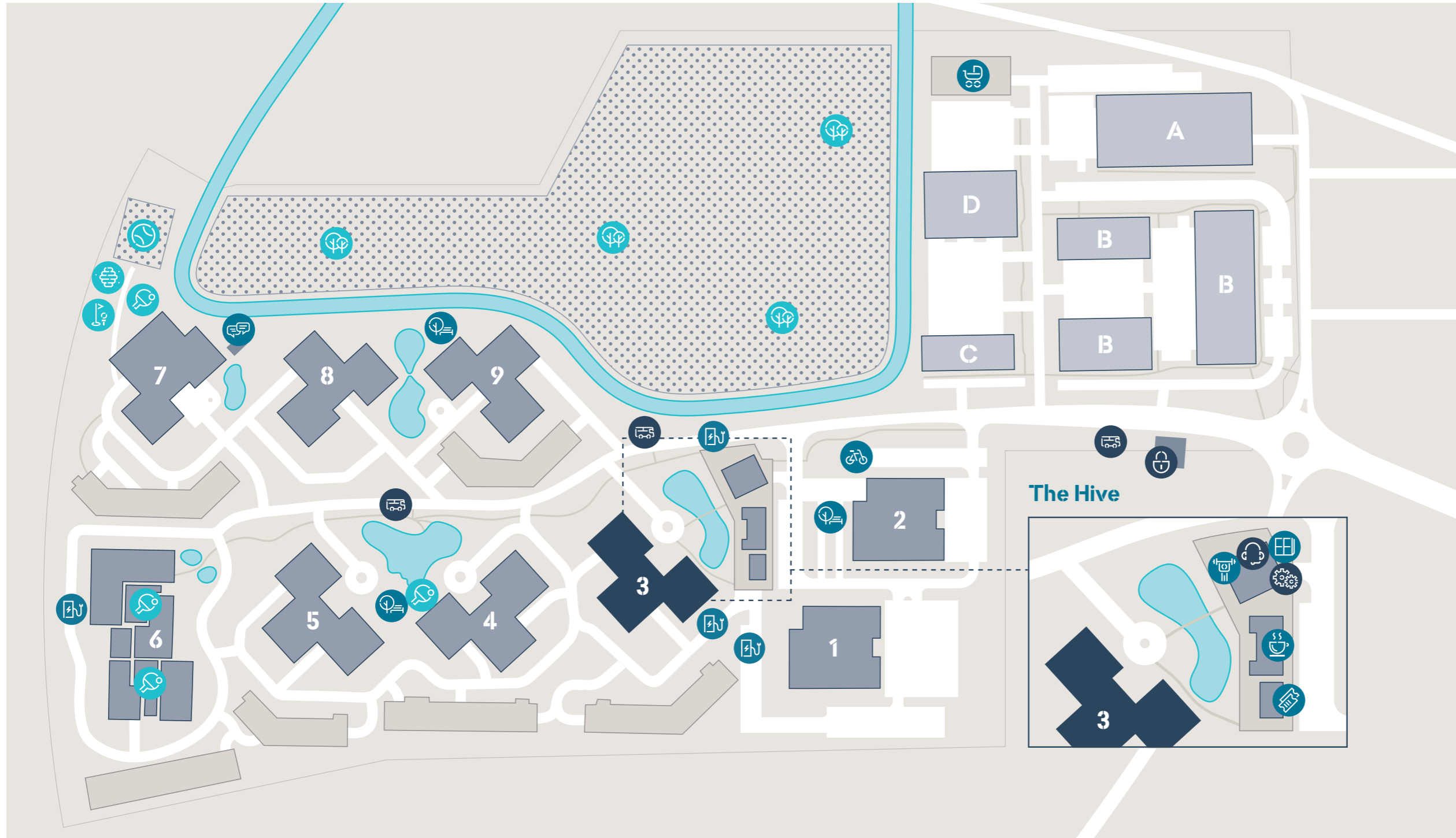
Building 3

Area	sq ft	sq m
Ground	22,095	2,052.7
First floor (Suites 7-10)	14,430	1,340.6
Second floor (Suite 13)	5,551	515.7
Total	42,076	3,909





















Site plan

Set in 75 acres of mature green parkland, Croxley Park is a well connected hub, relaxing haven and thriving business community that's home to multi-national companies, small start-ups and over 2,400 employees.



Map Key

-  Reception
-  Park Management
-  Security
-  Shuttle bus stop
-  Beryl Bikes
-  Gym
-  The Barn
-  Nursery
-  Meetingpod
-  Amazon lockers
-  Cafe
-  Electric car charging
-  Outdoor seating
-  Sports field
-  Bee keeping
-  Golf nets
-  Table tennis
-  Nature reserve

Amenities



The Hive is our purpose-built amenities hub featuring 10,000 sq ft of space for relaxing, playing, eating, drinking and socialising. With its state-of-the-art gym, two storey café and flexible event space, it provides our occupiers with the very finest amenities in the area.



Our impressive, two storey café has wonderful views across the lake, and makes the perfect setting for an informal meeting or a catch up with friends. We have full Wi-Fi connectivity throughout so it's ideal for a change of scenery if you need to work away from your desk.

Our daily menu features tried-and-tested favourites, with delicious hot food, fresh salads and hot snacks. Our chefs are committed to providing fresh, seasonal and regionally sourced food. And along with the irresistible flavours, you'll also notice great savings compared to high street prices.



Our Anytime Fitness Croxley Park Gym is the UK's first 'Generation 2' design for Anytime Fitness, housed in a purpose-built building.

With over 155 clubs in the UK and 4,500 gyms worldwide, our members can access all Anytime Fitness clubs with the same key fob and at no extra cost. Offering state-of-the-art equipment, 24/7 access, and private showers and changing facilities, the Gym provides a busy schedule of group fitness classes and the perfect environment for your own personal training regime.





& everything else

Cycle Hire

Ideal for some lunchtime exercise or a quick shopping trip into town, we have 30 bikes on-site. You and your staff are free to glide your way along the many designated cycle routes that intersect the beautifully landscaped Park and nearby nature reserve.

Crèche

Boys and Girls Nursery is a 72 place, OFSTED registered, family-run nursery for 3 months to 5 year olds. Your employees benefit from a 10% discount, and can drop off their children knowing they'll be extremely well looked after, in a stimulating, fun and supportive environment.

Meeting Pod

We provide a dedicated Meeting Pod for companies located on the Park to use free of charge. The Pod is conveniently located between Buildings 7&8, overlooking the water feature. It's the ideal location in which to host any formal or informal meeting.

Amazon Locker

Croxley Park has its own Amazon Locker, located next to the Barn opposite Building 1. Here you can receive or return your Amazon parcels; once your parcel is delivered you'll receive an e-mail notification with a unique pickup code.

Beekeeping

Bees are under threat and numbers are reducing across the UK. At Croxley Park we have our own colony of bees, and do our bit to protect these precious insects. They not only benefit the environment, but also produce wonderful honey for employees to purchase in The Hive Café.

Croxley Direct

Croxley Direct is our impressive Mercedes vehicle that seats up to 7 people and is dedicated to getting you, your visitors and colleagues wherever you need to be and back again!



The Barn

Our flexible event space is a blank canvas that can be creatively adapted and decorated for any event, no matter the weather. Established in March 2019, this purpose built space has been used extensively by our occupiers, and its sheer versatility has proved highly popular with everyone in the Park.

We provide a varied schedule of events for all Park occupiers, making the most of our amazing setting and amenities, and strengthening our sense of community.





1 2

Events

Croxley Park has an ever-changing programme of events throughout the year as well as unmissable one-offs. From the annual Summer Fête to sports days and flower arranging classes, there's something for everyone to enjoy.

To top it off, our newly built events space, The Barn, offers the perfect opportunity to host private events, do some networking, and grow your business.

No two days are the same at Croxley Park. Our thriving programme of events makes the most of our setting and amenities, brings our occupier businesses together in a unique community, and gives you the chance to build your team and let off some steam.



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- 1 Summer Fête
- 2 World Cup
- 3 Pit-stop Challenge
- 4 Comedy Night
- 5 Sports Day



5



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Green & sustainable

Efficient and Renewable Energy

Over the last three years, all new builds and refurbishments on the Park have achieved EPC B. We use renewable energy, and the new developments will have photovoltaic panels.

On-site Cardboard Baler

We recycle all cardboard from the Park into bales, which we then sell to a local paper recycling facility for pulp. This generates around £1,000 per annum profit for the service charge.

Honey Bees

We manage two hives on the Park and our bees are thriving. They produce wonderful honey and educational opportunities for our local schools, and we're helping protect their dwindling numbers.

Car Sharing

Our dedicated car sharing site matches users' journeys and radio preferences.

Electric Car Charging

On-site electric car charging with the addition of some companies supplying their own charging points for their staff.

Rocket Composter

We use an accelerated composter for all food waste from every Park occupier, and this compost is then used in our landscaping.

Cycle Storage

Secure and covered cycle storage is provided throughout the Park.



Arrivals & departures

Just two miles from Watford town centre, twelve minutes from the M25 and with an excellent car parking ratio, the Park is ideal for drivers. But it's equally accessible without a car, offering exceptional regional transport links including bus, tube and a free shuttle bus for occupiers. All of which helps you recruit local staff, and keeps you connected with the wider world.

Sat Nav: WD18 8YR

Free shuttle bus (W30)

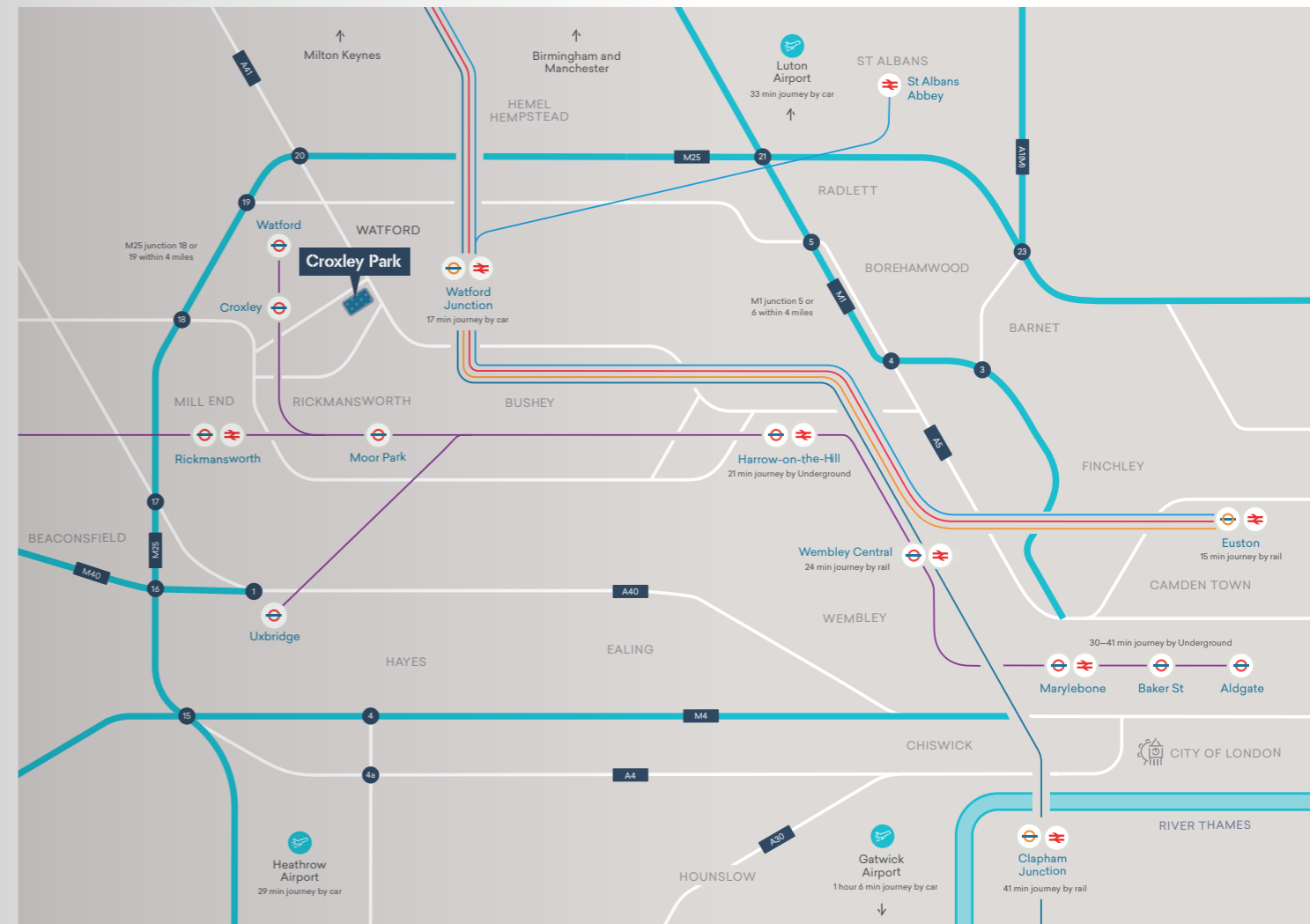
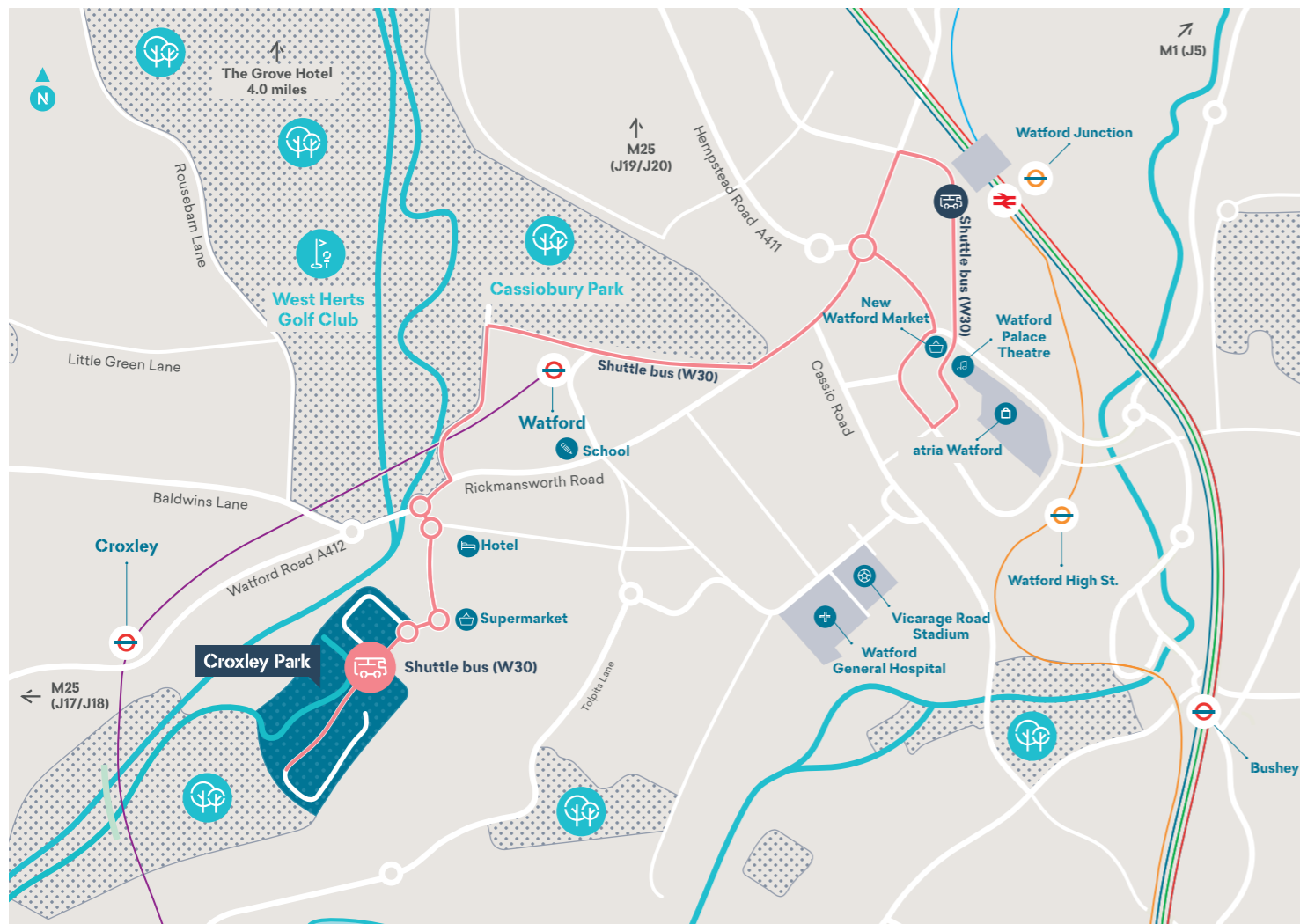
Connecting Croxley Park with Watford Junction rail station. Buses depart every 15 minutes at peak times, and every 30 mins throughout the day. Journey time to Watford Metropolitan Line 5 mins and Watford Junction rail 13 minutes.

Local connections by road

Croxley Green Premier Inn	0.3 miles
Watford Underground Station	1.0 miles
Croxley Underground Station	1.1 miles
Watford town centre	1.5 miles
Watford Junction Station	2.0 miles
atria shopping centre	2.2 miles
The Grove Hotel/Golf	4.0 miles

Bus services available from the A412

- 320 Hemel Hempstead and Rickmansworth
- 324 North Watford and Rickmansworth
- 336 High Wycombe via Amersham
- 352 Hemel Hempstead via Chipperfield
- 724 St Albans, Uxbridge and Heathrow



We're ideally situated for the capital, with trains to London Euston leaving Watford every 10 minutes with a journey time of 15 minutes. Watford is within the TFL network zone so Oyster cards can be used at all stations which is a real help when it comes to staff recruitment/retention.

The nearby M25 connects you to the UK motorway network, while simple connections to Heathrow and Gatwick airports offer a handy gateway to the rest of the world.

By Underground from Watford*

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

By Rail from Watford Junction**

London Euston	15 min
Milton Keynes	22 min
Clapham Junction	41 min
Birmingham New Street	69 min

London & beyond

Airports via road***

Heathrow Airport	29 min
Luton Airport	33 min
Gatwick Airport	60 min

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

Key to lines

- Virgin Trains
- Southern Rail
- London Northwestern
- London Overground
- Metropolitan Line (London Underground)
- (W30) Shuttle Bus

Shop dine & explore

Croxley Park is located on the edge of Watford town centre and enjoys a range of local amenities on its doorstep, from shopping and sports to arts and culture.



Watford is a busy retail hub, and the town's local shopping centre atria Watford has recently undergone a £180 million redevelopment. As well as the addition of many new fashion, beauty, food and leisure stores, the redevelopment also provides a brand new nine-screen IMAX Cineworld cinema.

Sports and leisure pursuits are well catered for locally, with Premier League football at Watford FC, and excellent golfing facilities at The Grove and West Herts golf courses. Nearby Cassiobury Park features sports facilities, a nature reserve with wetlands, and hosts a regular Park Run that is proving popular with the local fitness community.

The town's thriving arts and culture scene includes The Pump House, and the well regarded Watford Palace Theatre which opened in 1908 and has been entertaining local audiences ever since. With Watford Junction providing regular mainline rail links to London in addition to the Metropolitan Line, the capital's bright lights are within easy reach.



Contact

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Compiled August 2025.