

Croxley Park



3 & 4



The buildings

# Business & more

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

Buildings 3 & 4 are three-storey office buildings. They provide Grade A energy efficient contemporary working environments, with a striking full height glazed reception areas.



2

3



4



5

6



- 1 Building 4 front elevation
- 2 Building 3 front elevation
- 3 Building 3 main entrance
- 4 Building 4 reception
- 5 Free shuttle bus
- 6 Building 3 atrium stairwell

# Availability & floorplans

## Available spaces

### Building 3

**First Floor**  
7,887 sq ft (733 sq m)  
30 Parking spaces. EPC rating B47.

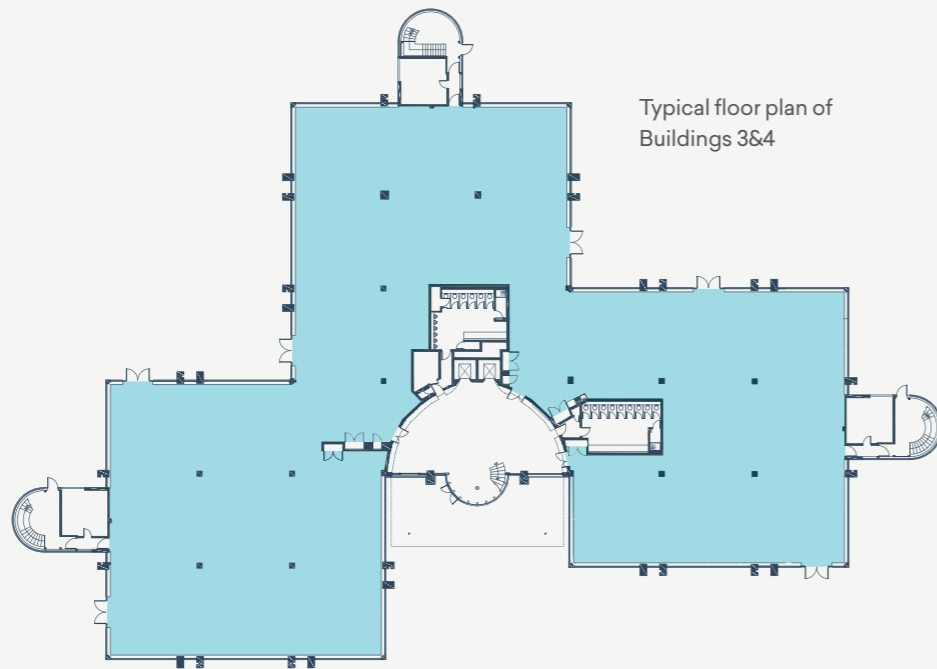
**Ground Floor**  
14,230 sq ft (1,321 sq m) - **Under offer**  
56 Parking spaces. EPC rating B28.

### Building 4

**Second Floor**  
10,740 sq ft (998 sq m) - **Under offer**  
40 Parking spaces. EPC rating B expected.  
4,532 sq ft (421 sq m)  
17 Parking spaces. EPC rating B expected.

**First Floor**  
15,150 sq ft (1,407 sq m)  
58 Parking spaces. EPC rating B expected.

Approx. IPMS3 floor areas



Typical floor plan of Buildings 3&4

## Outline Spec

- Full height fully glazed entrance
- 2 Passenger lifts
- New metal tile suspended ceilings
- Metal tiled raised floor
- New LED lighting
- New VRF heating, cooling and ventilation system
- WC and Shower facilities on each floor
- Excellent car parking ratio at 1:250 sq ft



# 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.



2



4



1

3



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

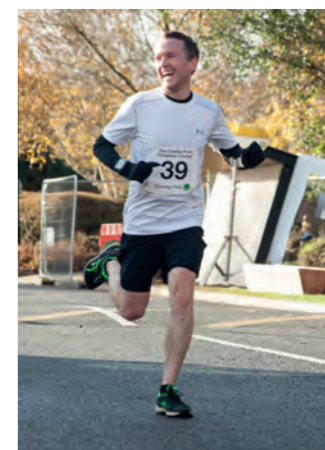


6

7



8

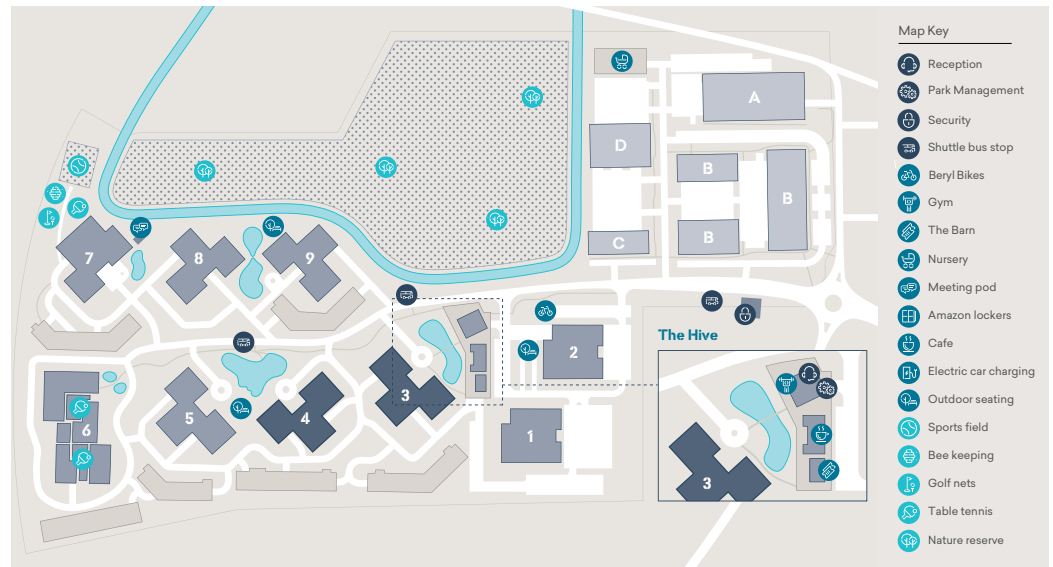


- 1 The Hive Café
- 2 Outdoor seating
- 3 Anytime Fitness Gym
- 4 The Hive
- 5 Croxley Park Scooters
- 6 Beryl Bikes
- 7 Outdoor Cinema
- 8 Star Events 10K run

## Connections

# Here & there

## Where you fit in



## Travel times

### By rail from Watford Junction\*

London Euston	15 min
Milton Keynes	22 min
Birmingham New Street	69 min

### By Underground from Watford\*

Kings Cross St Pancras	47 min
Baker Street	41 min
Harrow on the Hill	21 min

### Local connections by road

Watford town centre	1.5 miles
Watford Junction Station	2.0 miles
Watford Tube Station	1.0 miles

\* Source: National Rail



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.

## Local Connections



## On-site management & marketing

**Sarah Shippey**  
Marketing & Customer  
Services Manager

E: sshippey@croxleypark.com  
T: 01923 252961



Croxley Park App available at  
app store/google play

[croxleypark.com](http://croxleypark.com)

## Letting agents

**Stimpsons**

Paul Felton  
E: pmf@stimpsons.co.uk  
T: 01923 252188

**bray  
fox  
smith**

Paul Smith  
E: paulsmith@brayfoxsmith.com  
T: 020 7629 5456

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 May 2020.