

# & Building 1



- 85,000 sq ft Grade A offices
- HQ pre-let opportunity
- 20,000+ sq ft floorplates
- Quadruple-height reception & atrium
- Multi-storey car park, cycle & motorbike storage
- BREEAM Very Good & EPC B
- Purpose built amenities hub opposite
- Beautiful landscaped parkland



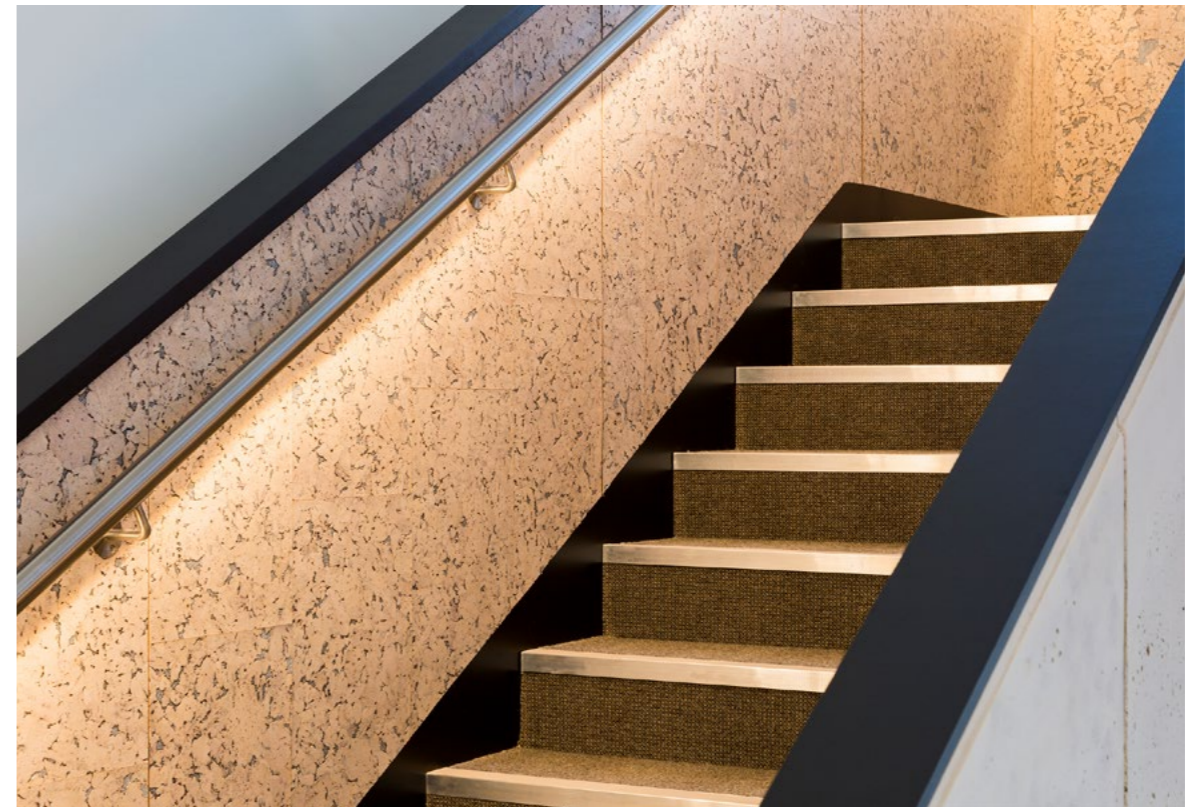






## Modern & contemporary

- Contemporary design
- High quality finishes
- Energy efficient LED lighting
- Showers, changing & locker facilities
- Energy efficient cooling & heating












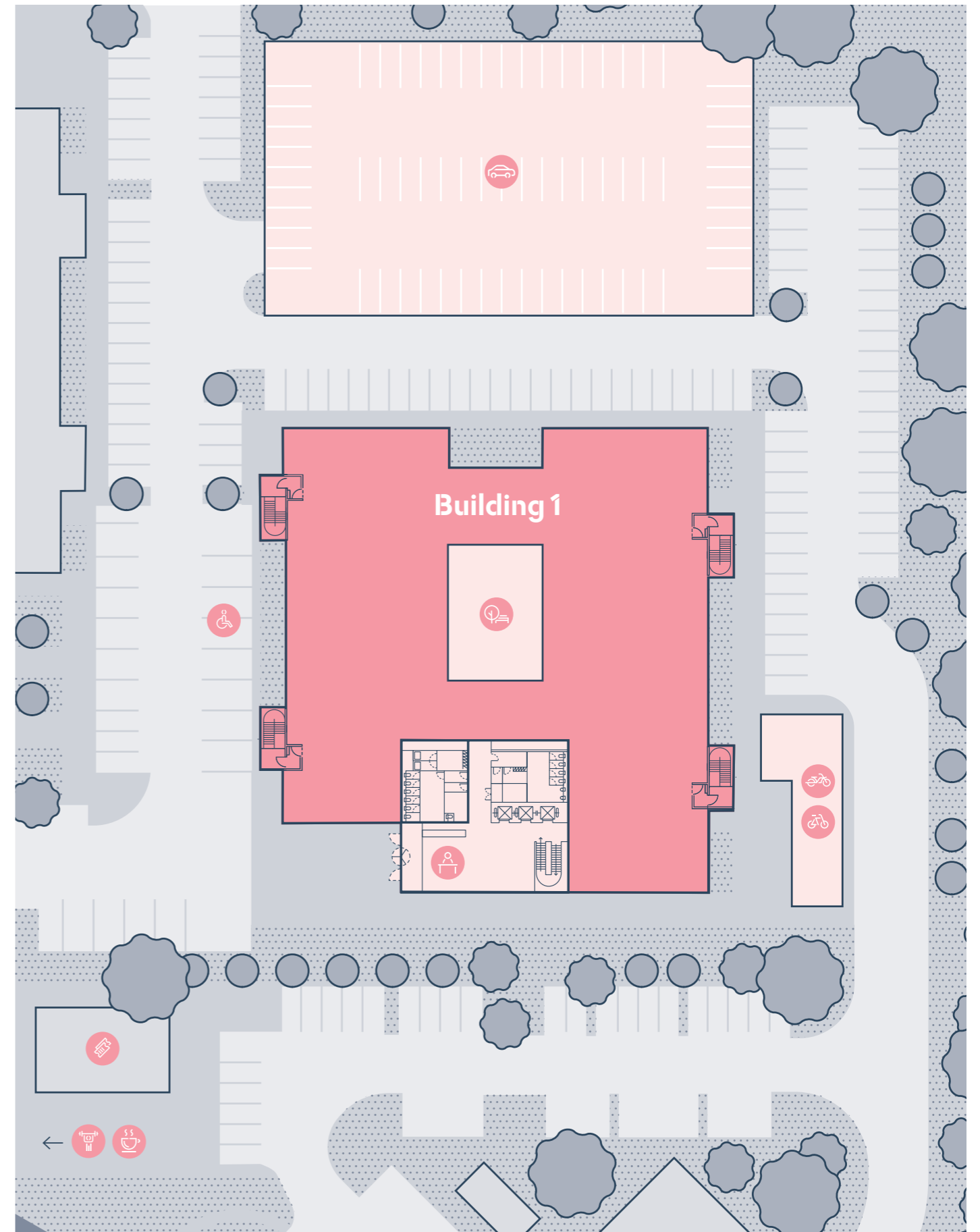
# Siteplan & floorplans

Designed to Grade A specification, Building 1 exhibits exceptional quality and detailing throughout. Excellent use of natural light includes floor to ceiling glazing, a 4 storey central atrium and an impressive quadruple height reception. Set within newly landscaped grounds, Building 1 offers impressive views across the Park.

Schedule of areas (IPMS3)	Sq m	Sq ft
3	1,858	20,000
2	1,858	20,000
1	1,858	20,000
G	1,858	20,000
Atrium	178	1,916
Reception	172	1,851
<b>Total</b>	<b>7,782</b>	<b>83,767</b>

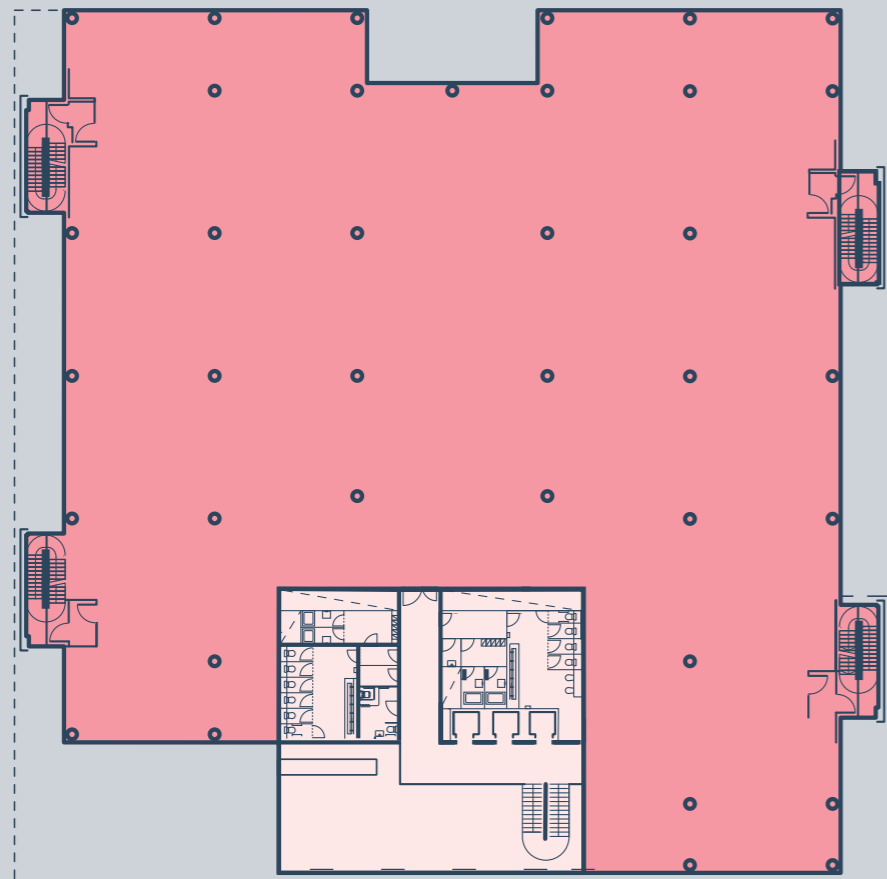
## Site Plan Key

-  264 Parking Spaces
-  12 Motorcycle storage
-  Café at The Hive
-  12 Disabled parking spaces
-  Atrium
-  Gym at The Hive
-  84 Cycle spaces
-  Quadruple height reception
-  Events at The Hive

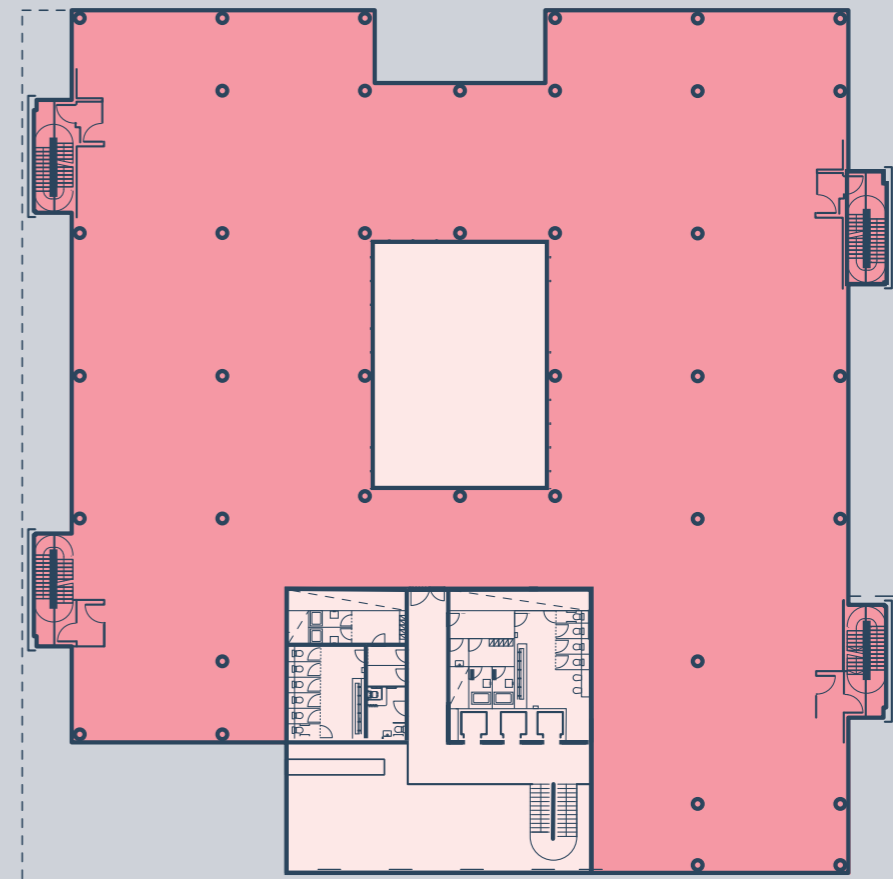




1,858 sq m / 20,000 sq ft



1,858 sq m / 20,000 sq ft



# Specification & details

Designed to Grade A specification, Building 1 exhibits exceptional quality and detailing throughout. Excellent use of natural light includes floor to ceiling glazing, a 4 storey central atrium and an impressive quadruple height reception. Set within newly landscaped grounds, Building 1 offers impressive views across the Park.



#### Construction

- Entrance doors feature a 2.8m tall revolving door with a glass top and two pass doors on each side for disabled access.
- Concrete frame with solid slab.
- Curtain walling system with glazed metal insulated spandrel panels and gebrik panels.
- Windows of polyester powder coated thermally broken frames. The reception glazing is capless and full height.
- Full height atrium with full height glazing at first and second floors and left open at the ground floor. At roof level the atrium is enclosed with a glass roof.
- Articulated brick to the circulation stairs.
- Occupancy density: 1 person per 10 sq m for building services and WCs.
- Division module: 1500mm.
- Designed for fully independent occupation on a floor-by-floor basis with the capacity for further occupier subdivision.

ANTICIPATED BREEAM

## Very Good

ANTICIPATED EPC

## B(32)



#### Reception

- Mat well to all entrances, with architect designed reception desk.
- Reception staircase is concrete with circulation cores in steel, with a concrete finish.
- Specialist feature lighting.
- Large format porcelain floor tiles with carpet in the seating area.
- No carpet/ rugs as per visuals



#### Lifts

- 3x13 person passenger lifts serving the reception to second floor with group collective controls.
- Finish includes illuminated ceiling, golden steel panels, side rails mirror. The floor is tiled to match the reception.



#### Internal Doors

Solid hardwood door frames with solid core doors veneered with smoked oak.



#### Ceilings and Lighting

- Office areas feature SAS 330 metal ceilings with square ultra micro perforated lift out tiles with white metal T supports and plaster board margins to external walls.
- Ceiling height is 2.8m above the raised floor.
- Energy efficiency LED lighting.



#### Floors

Office floors raised with 150mm overall clear, using 600x600 mm fully encapsulated panels on an adjustable steel pedestal system.



#### Air Conditioning

3 pipe VRV/VRF fan coil air conditioning system. Supply air perimeter zones by continuous perimeter linear slot diffusers and central zones, with diffusers in ceiling.



#### WCs

- Floor to ceiling height 2.5m.
- Porcelain tiled floor
- Plasterboard ceilings.
- Custom built hand basins/ troughs with composite material.
- White glazed sanitary wear with full height cubicle partitions.



#### Cycle and Showers

- On each floor located in the main core:
- 4 standard shower + 1 for disabled users per floor cubicles on each floor with fold down bench.
- Porcelain tiled walls and floor.
- 84 lockers.



#### Sustainability

- BREEAM of Very Good.
- EPC of B(32).
- Insulation Value: equal or better than Part L.

# Green & sustainable

At Croxley Park we're proud to be green. For more than five years, the Park and our occupier businesses have sent zero waste to landfill. Currently almost 80% is also recycled. Our award winning sustainability schemes generate income, which is put straight back into the service charge, lowering our occupiers' occupation costs.



- Efficient & Renewable energy
- EPC B building
- Cycle storage
- Electric car charging & car share scheme
- Bee keeping
- Zero waste to landfill
- Food composting & cardboard bailing
- Rainwater harvesting



# & Amenities

- Purpose built amenities hub
- New gym, café, events and meeting space
- Day Nursery & Crèche
- Fitness & Yoga classes
- Creative events program
- Cycle hire & car sharing
- Table tennis & sportsfield

# Workout, rest & play

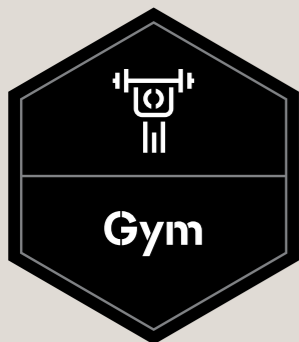
At Croxley Park there's more to life than work. Our new impressive, purpose built amenity hub is testament to this. The Hive features 3 distinct spaces; a state-of-the-art gym, café and events space all overlooking the lake.





- 3 distinct amenity spaces
- Beautiful setting
- \* Opened February 2019
- State of the art gym
- Two-storey café
- Dedicated events space
- Meeting room for hire





- Market leading gym design
- Operated by Anytime Fitness
- Open 24/7
- Members have access to 4,500 gyms
- Views across lake





- Contemporary design
- Balcony & lakeside views
- Variety of food & drink options
- Meeting room & hospitality service



- Dedicated events space
- Available for hire
- Hosts programme of events
- No heating or aircon charge



# & The Park

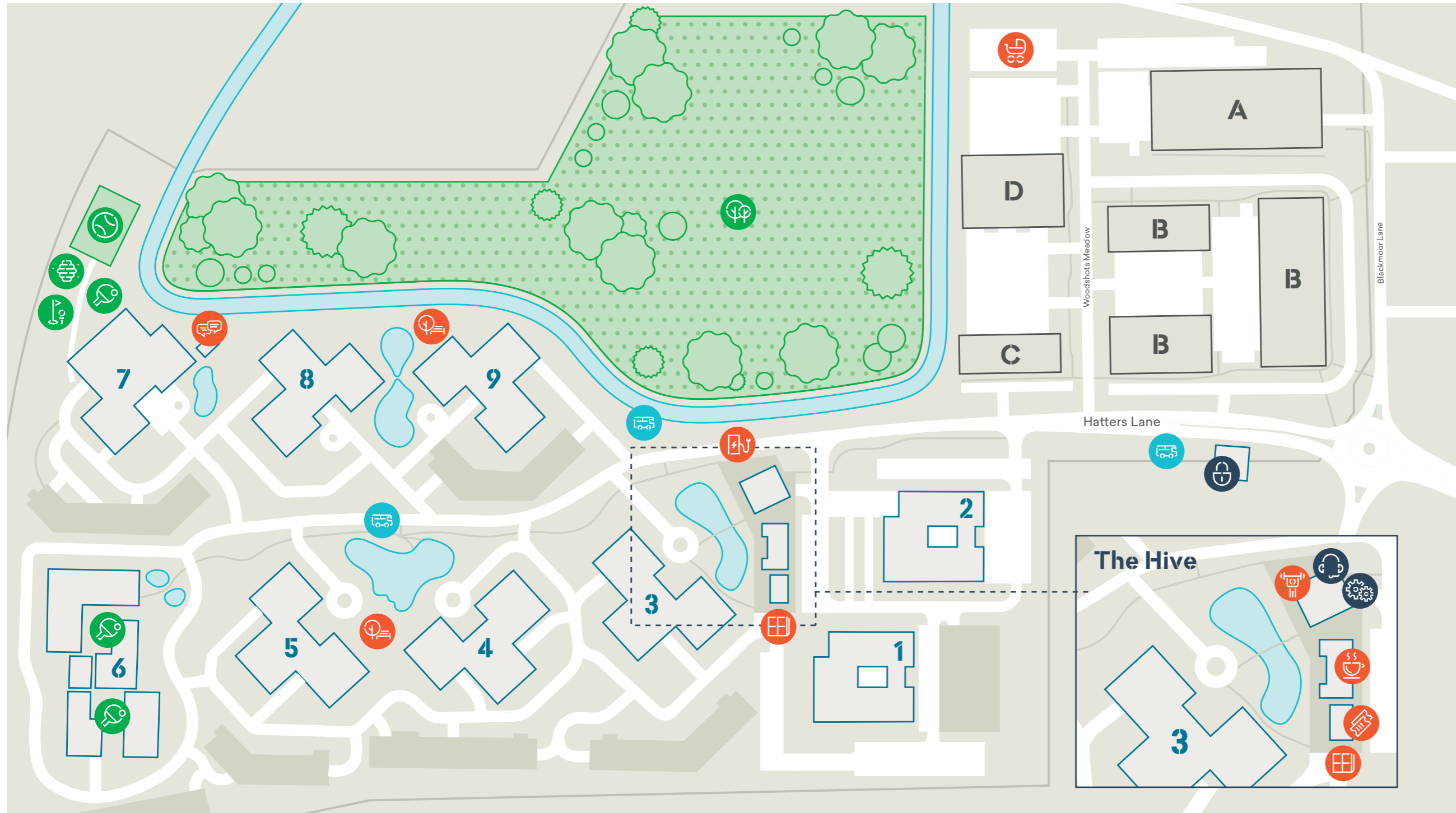
- Mature landscaped setting
- Thriving community
- Regular events
- Superb transport links
- Environmentally friendly
- 5 Star service
- Continual investment

# Green & pleasant

- 75 acres of green space
- Mature parkland setting
- Outdoor seating & ampitheatre



Croxley Park is a thriving well-connected hub, with numerous amenities and pleasant green spaces.



### Map Key

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

# We give 110% & then some

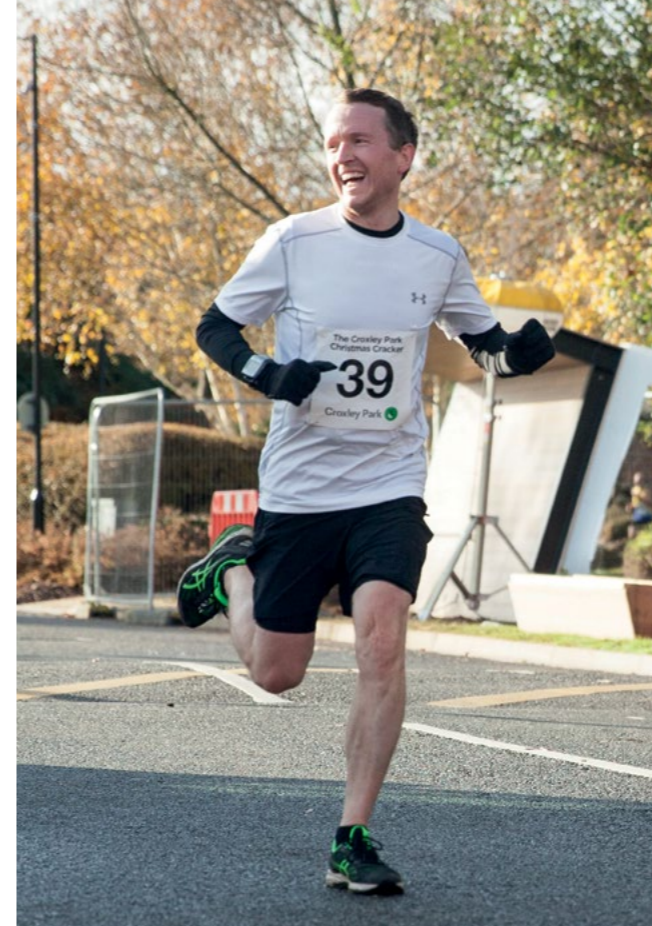
We're one team, with one aim: to deliver an on-site experience that's always defined by the very highest standards of service.

- 20-strong on-site management team
- 5-star service culture
- Energy-saving analysis
- 24/7 office and security
- Landscaping, Maintenance & Cleaning teams



# Events





# Rest & Recreation

- Dedicated events space
- Regular events programme
- Sports day
- Summer Fête
- Networking events
- Fireworks display
- Outdoor cinema



# Connections



# Planes, trains & automobiles

Wherever you're coming from, and however you're getting here, Croxley Park makes travelling to work easy. The proximity of both the M25 and London Underground and Overground stations means the Park is accessible both by car and public transport, providing excellent connections to the whole country.

## 05

**railways lines**

serving Watford Junction and Croxley Railway stations  
(Source: Transport For London)

## 10

**minutes**

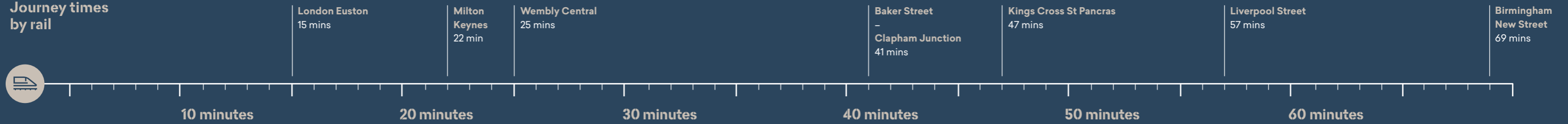
frequency of trains to London Euston from Watford Junction  
(Source: National Rail)

## 15

**minutes**

by train from Watford junction rail station to London Euston.  
(Source: National Rail)

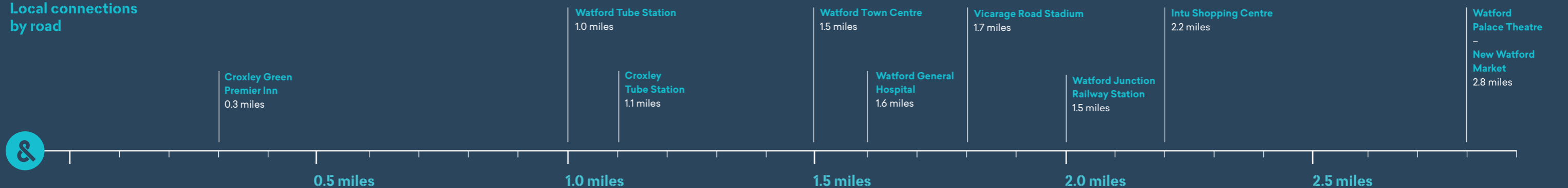
### Journey times by rail



### Journey times by road



### Local connections by road





# 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



### 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



### Free shuttle bus (W30)

Connecting Croxley Park with Watford Junction rail station. Buses depart every 15 minutes.

### Key to lines

- Virgin Trains
- London Midlands
- Southern Rail
- London Overground
- Metropolitan line
- (W30) Shuttle Bus

# London & beyond

We're ideally situated for the Capital, with trains to London Euston leaving Watford every 10 minutes with a journey time of 15 minutes. 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\*\*

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



### By Rail from Watford Junction\*\*

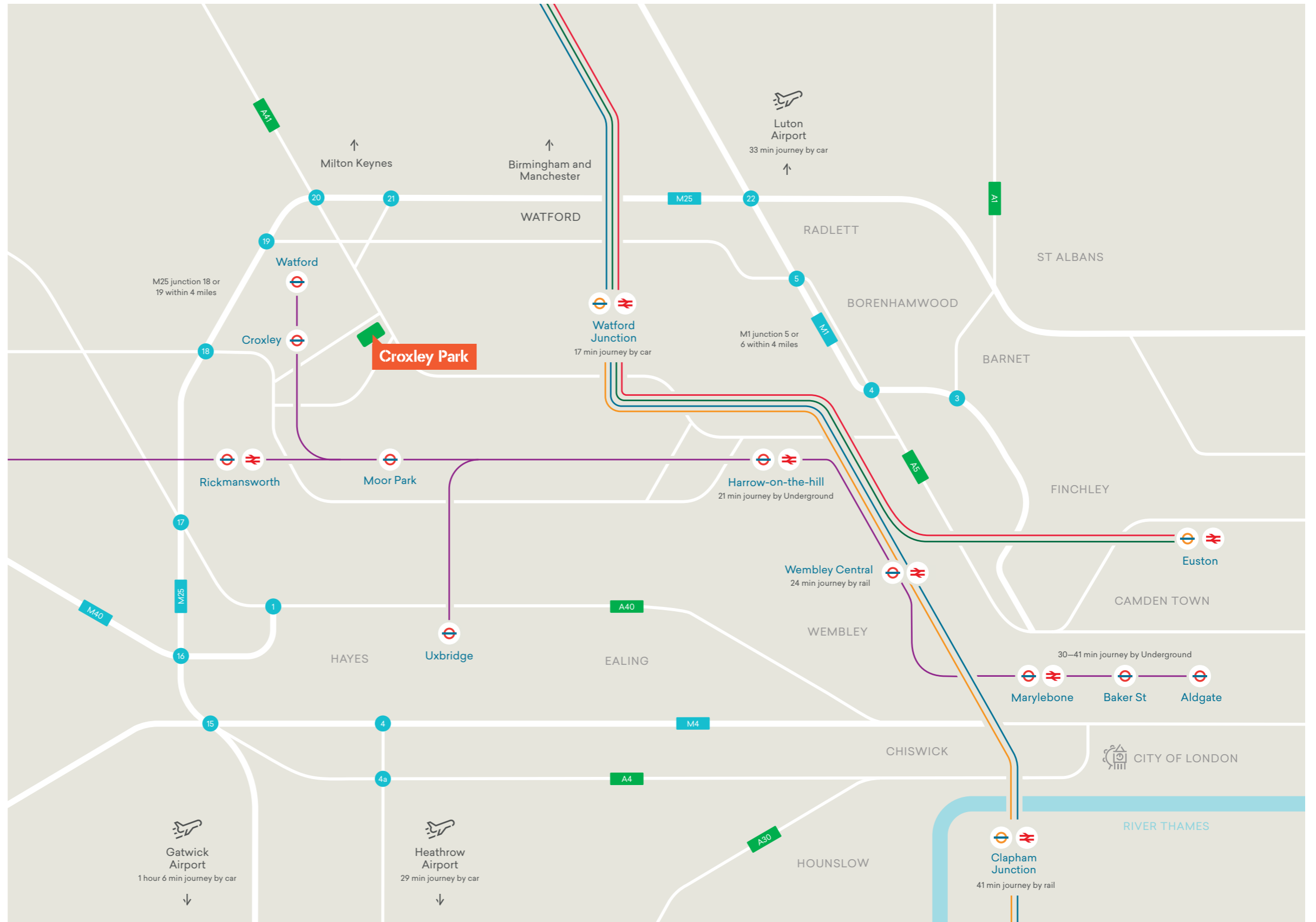
London Euston	15 min
Milton Keynes	22 min
Clapham Junction	41 min
Birmingham New Street	69 min

\* Source: AA Route Planner

\*\* Source: National Rail

### Key to lines

- Virgin Trains
- London Midlands
- Southern Rail
- London Overground
- Metropolitan line





All Enquires:

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

**CBRE**

**Matt Willcock**  
E: [matt.willcock@cbre.com](mailto:matt.willcock@cbre.com)  
T: 020 7182 2000  
[cbre.co.uk](http://cbre.co.uk)

**bray  
fox  
smith**

**Paul Smith**  
E: [paulqsmith@brayfoxsmith.com](mailto:paulqsmith@brayfoxsmith.com)  
T: 020 7629 5456  
[brayfoxsmith.com](http://brayfoxsmith.com)

**Stimpsons**

**Paul Felton**  
E: [pmf@stimpsons.co.uk](mailto:pmf@stimpsons.co.uk)  
T: 01923 252188  
[stimpsons.co.uk](http://stimpsons.co.uk)