

3

Croxley Park



**High quality, modern,
office suite, 14,077 sq ft**

For 9 to 5 & everything in between



Croxley Park is more than just a great place to do business. We're an impressive headquarters for international companies, and a flexible home for local start-ups. We're also a thriving community, a well-connected hub and a relaxing haven. For us, business success is just one part of life – you can expect much more at Croxley Park.



On-site services

Our 20-strong management team provide a 5-star service, and are on site and on hand to take care of everything you need – from business-to-business introductions, to energy saving analysis and recycling tips.



Amenities

For us, the perfect work/life balance means enjoying the best of both worlds, and all in one place. We know that happy employees make successful companies, and our unique amenities ensure that Croxley Park is much more than simply a place to come to work.



Events

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.



Building 3



Outline Spec

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

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

- Full height fully glazed reception
- 2 Passenger lifts
- New metal tile suspended ceilings
- New 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



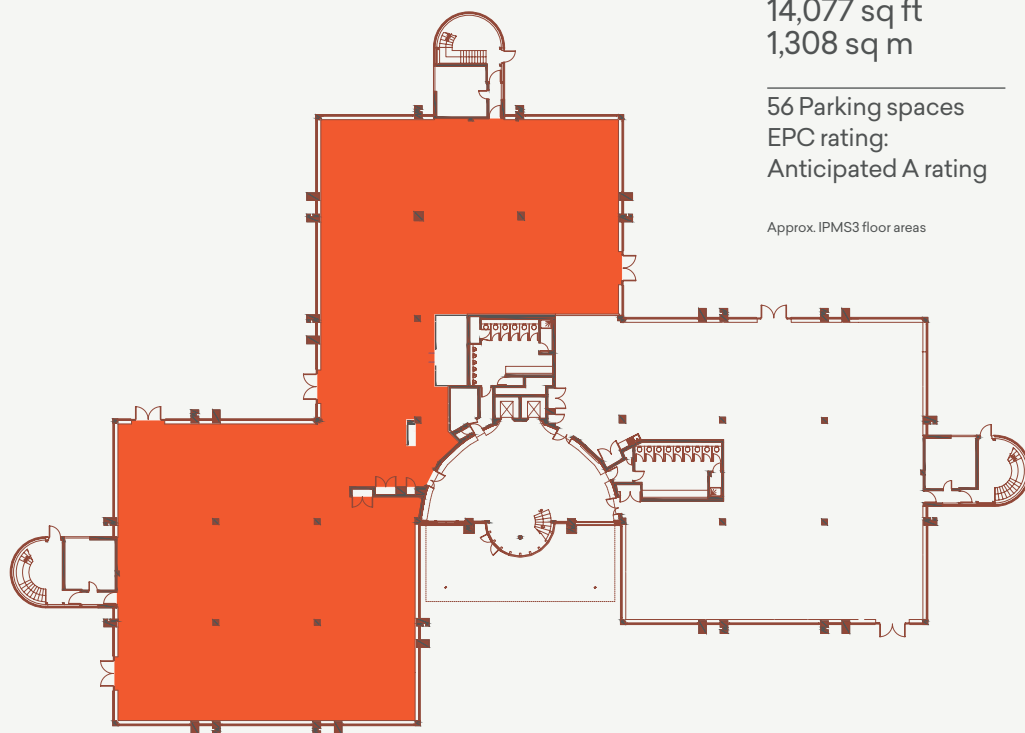
Available spaces

Ground Floor

14,077 sq ft
1,308 sq m

56 Parking spaces
EPC rating:
Anticipated A rating

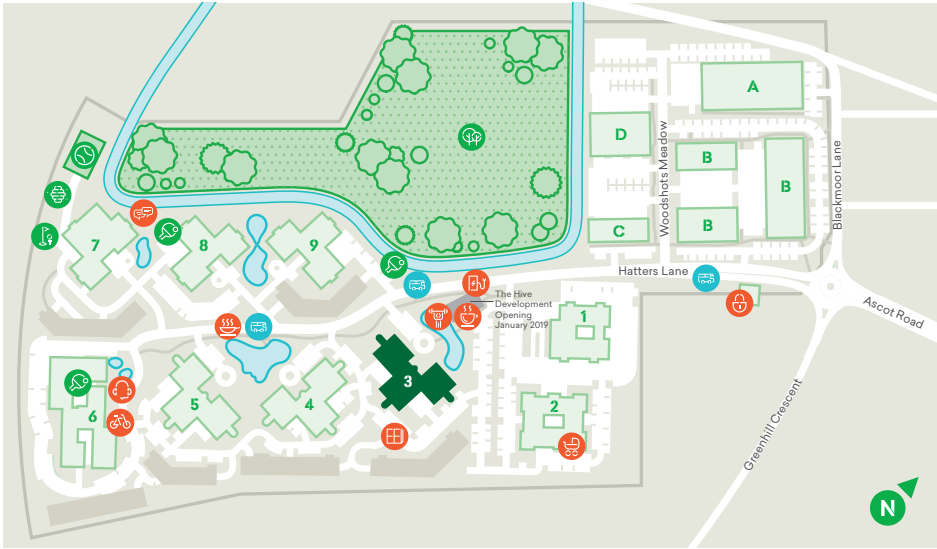
Approx. IPMS3 floor areas





Where you fit in

www.croxleypark.com

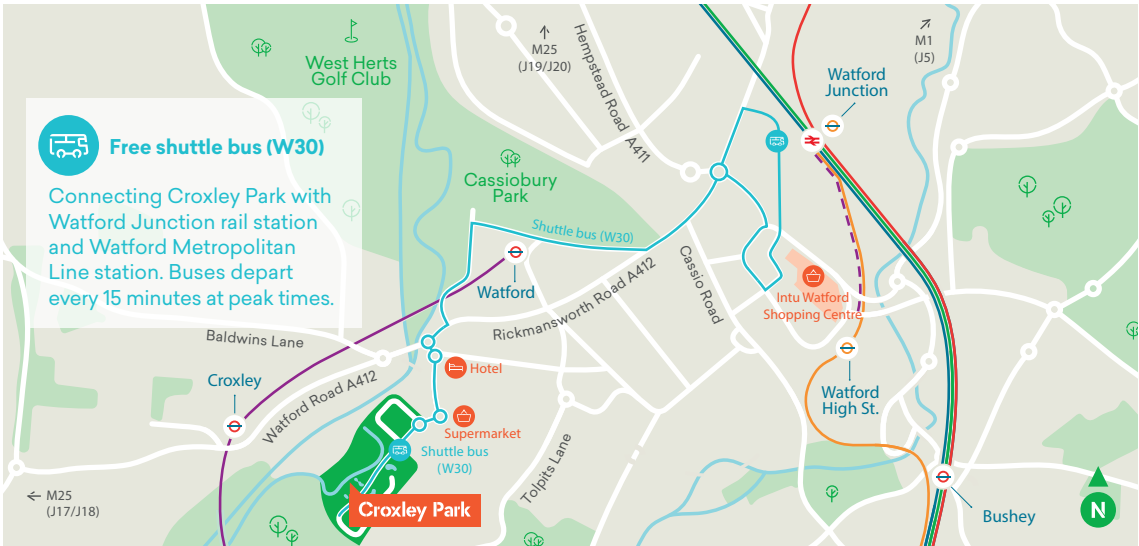


- Management centre
- Security
- Café
- Gym
- Nursery
- Meeting pod
- Amazon lockers
- Electric car charging
- Street food
- Sports field
- Bee keeping
- Golf nets
- Table tennis
- Nature reserve
- Shuttle bus stop



Local connections

Post Code: WD18 8YR



Free shuttle bus (W30)

Connecting Croxley Park with Watford Junction rail station and Watford Metropolitan Line station. Buses depart every 15 minutes at peak 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

On-site management & marketing

Sarina Staff

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T: 01923 243022



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Letting agents

Stimpsons

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