

**Croxley Park**

A large, light blue, stylized number '6' graphic that serves as a background element for the main title. It has a thick, rounded stroke and a circular base.

# **Croxley Studios**

SELF CONTAINED OFFICE SUITES AVAILABLE FROM 1,499 TO 6,819 SQ FT

# Business & more

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

Croxley Studios in Building 6 offers a modern and well kept courtyard scheme, where each suite benefits from its own front door and signage. The suites offer a very good opportunity for established businesses or young, dynamic companies who need the flexibility to grow as their business develops.





# Availability & floorplans

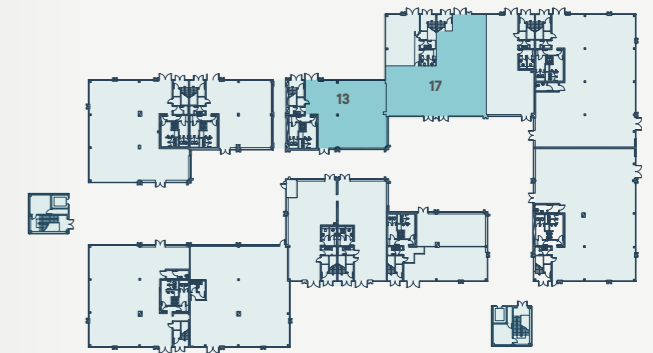


## Availability

### Ground floor

**Suite 13** - 1,876 sq ft (174.3 sq m)  
11 Parking spaces  
EPC rating D89

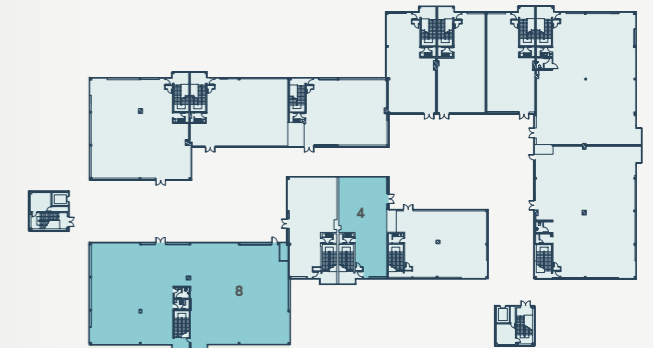
**Suite 17** - 2,265sq ft (210 sq m)  
8 Parking spaces  
EPC rating E119



### First floor

**Suite 4** - 1,499 sq ft (139 sq m)  
6 Parking spaces  
EPC rating D85

**Suite 8** - 6,819 sq ft (633 sq m)  
23 Parking spaces  
EPC rating D79



Approx. IPMS3 floor areas



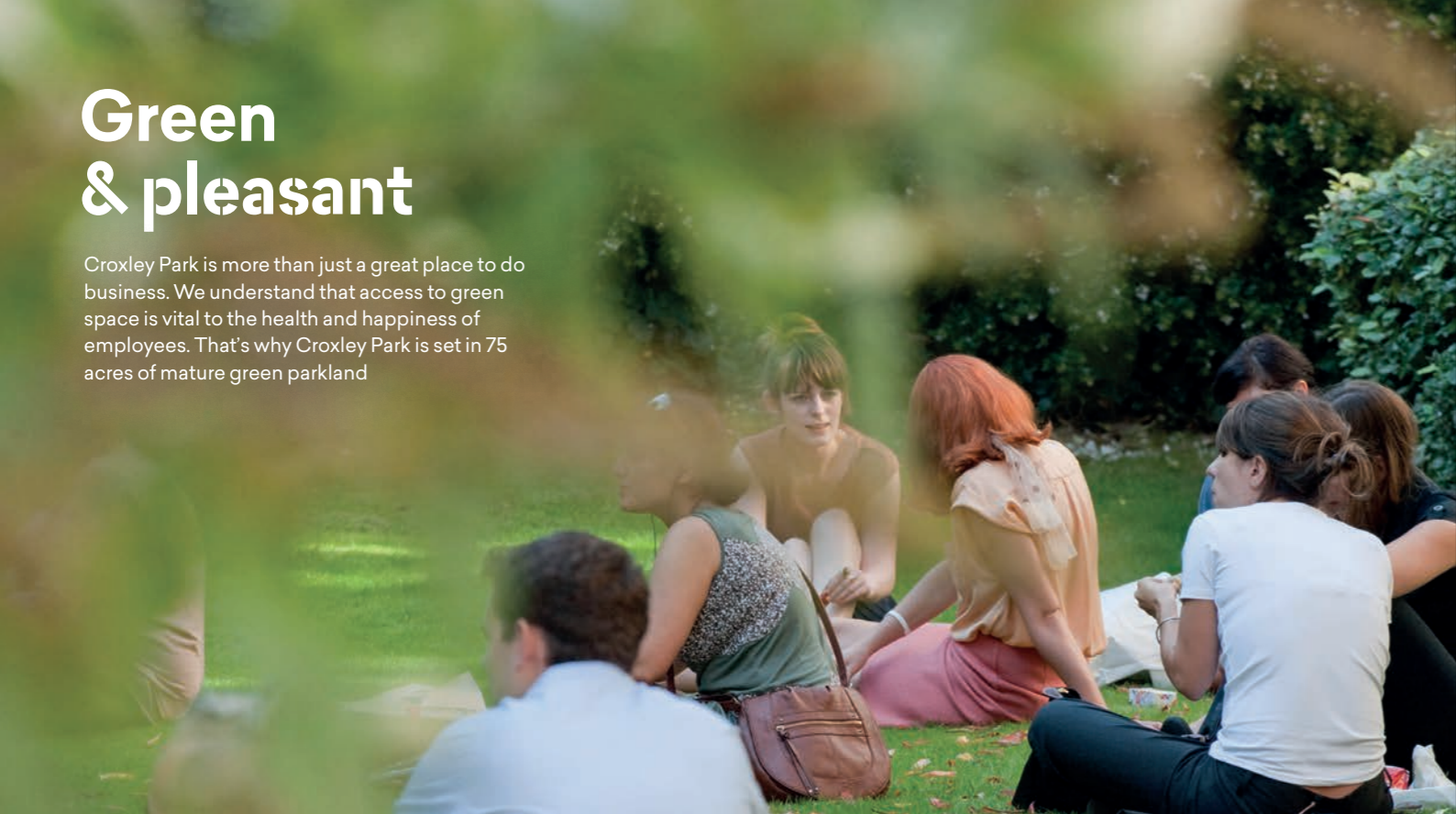
## Specification

- VRF heating and cooling
- Dedicated WC's in each suite
- Underfloor trunking
- Suspended ceilings
- LED light fittings
- Communal shower
- Kitchenette in each suite
- Lifts
- Excellent car parking ratio
- Outdoor seating
- Table tennis tables in the courtyard



# 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



# 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.



# 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.



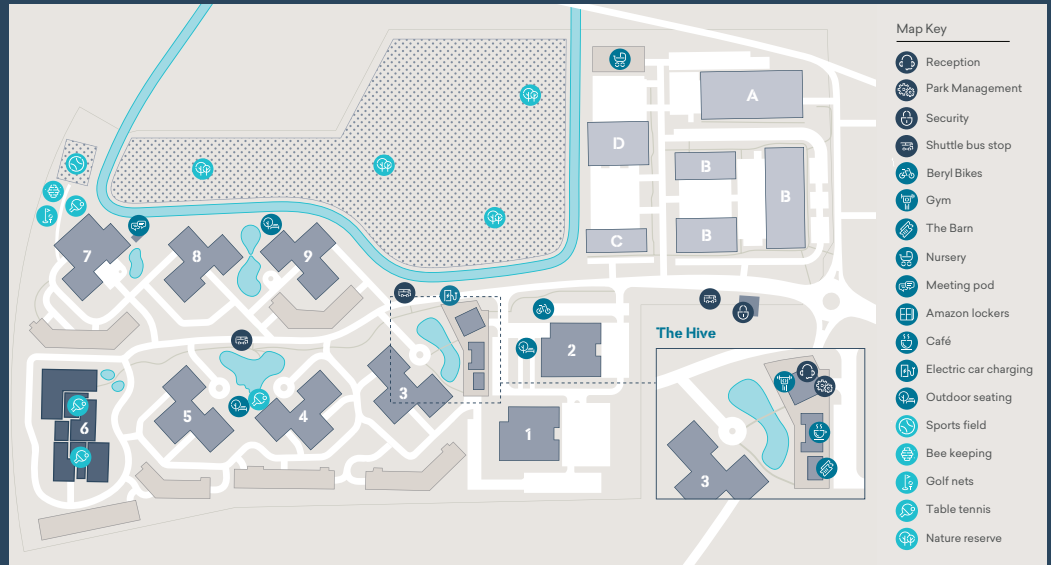
# & everything else

With welfare and convenience in mind we have cycle hire, electric car charging points, meeting pods and Amazon lockers on the Park. Croxley Direct is our 7 seater private hire vehicle and is dedicated to getting you, your visitors and colleagues wherever you need to be.

The Barn can be hired for events, scooters can be borrowed to zoom around and our bees are busy making honey for use in the Cafe.



# Here & there



## Travel times

### By rail from Watford Junction\*

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

### By Underground from Watford\*\*

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

### Local connections by road\*\*\*

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

\* Source: National Rail

\*\* Source: TFL

\*\*\* Source: AA Route Planner

## Free shuttle bus (W30)

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.



Post code: WD18 8YH

## On-site management & marketing

**Sarah Shippey**  
Park Manager

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Croxley Park App available at  
app store/google play

@croxleypark

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

## Letting agents

**Stimpsons**

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