



Modern warehouse on Croxley Park to be fully refurbished

2 Blackmoor Lane

Croxley Park, Watford, WD18 8GA

Industrial, Light Industrial,
Warehouse

TO LET

19,968 sq ft

(1,855.09 sq m)

- 2-storey offices at front
- New VRF Air conditioning to offices
- LED lighting throughout
- 6.1m eaves height
- 30 parking spaces
- Roller shutter loading door to dedicated rear loading area area
- 24/7 security

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Summary

Available Size	19,968 sq ft
Rent	£360,000.00 per annum
Rates Payable	£162,198 per annum Rates payable 2024/2025
Rateable Value	£340,000
Service Charge	£68,253.52 per annum
VAT	Applicable
EPC Rating	Upon enquiry

Description

2 Blackmoor Lane is a self-contained warehouse unit with 2-storey offices and parking to the front, and loading via a self-contained yard area to the rear

Croxley Park is a prestigious business park with an excellent range of amenities including a waterside café, gym and children's nursery.

Location

- Excellent access via M1 (J5/6) and M25 (J18/19/20) to the national road network and to Heathrow, Stansted, Luton and Gatwick airports
- Underground link to central London via Watford and Croxley Green Metropolitan Line stations
- Fast rail service to central London from Watford Junction (from 15 mins)
- Regular all day bus service to Watford Junction Station and Watford Metropolitan Station and the town centre (free to staff on the Park)

Accommodation

The accommodation comprises the following gross internal areas:

Name	Building Type	sq ft	sq m
Ground	Office	4,303	399.76
1st	Office	3,518	326.83
Ground	Warehouse	12,147	1,128.49
Total		19,968	1,855.08

Viewings

Strictly by appointment via joint sole agents (Monday to Friday 0900 to 17:30)

Terms

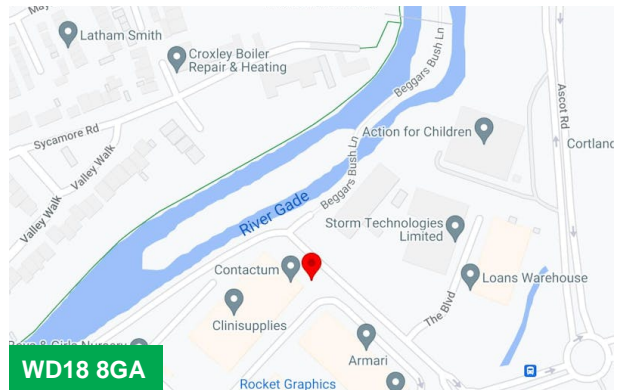
The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Service Charge

A service charge is payable for maintenance of common parts of the estate.

VAT

VAT will be charge on the rent and service charge.



Viewing & Further Information

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