

# 9 & 10

Woodshots Meadow | Hatters Lane  
Croxley Park | Watford | WD18 8YU

Factory/Warehouse Units  
6,834 - 13,819 sq ft



**TO LET**



## Key features

- 6.0m clear eaves
- Column free warehouse
- Prominent position at the entrance to Croxley Park
- 24/7 security
- Attractive business park setting
- Park café, gym & creche



## Description

The premises comprise modern, adjacent, and presently intercommunicating single story factory warehouse units fronted by two story offices. Each has loading to the rear via a full height, electric roller shutter emerging onto an extensive, communal yard area.

The office element is accessed from the front and is arranged evenly over ground and first floors incorporating ladies and gent's WC's. The ground floor element could be used either as pure office space or ancillary for uses such as light storage, packing, assembly etc.



## Location

The units form part of Woodshots Meadows, the industrial element of Croxley Park and are prominently positioned at the entrance to the Park a short stroll from The Hive which houses the on site management suite, café and Anytime Fitness gym.

Croxley Park is situated just 2 miles from Watford town Centre and 12 miles from the M25. A free shuttle bus (W30) connects the Park with Watford Junction and Watford Metropolitan Line stations, with this running every 15 minutes at peak times and 30 minutes during the rest of the day.





## Accommodation

### Unit 10

1st floor offices	1,100 sq ft	102.19 sq m
Ground floor office/anc	1,100 sq ft	102.19 sq m
Factory/warehouse	4,785 sq ft	444.54 sq m
<b>Total</b>	<b>6,985 sq ft</b>	<b>648.93 sq m</b>
Plus mezz storage	1,941 sq ft	444.54 sq m

### Unit 9

1st floor offices	1,116 sq ft	103.68 sq m
Ground floor office/anc	1,158 sq ft	107.67 sq m
Factory/warehouse	4,559 sq ft	423.50 sq m
<b>Total</b>	<b>6,834 sq ft</b>	<b>634.90 sq m</b>

**Total Combined** **13,819 sq ft** **1,283.83 sq m**

These floor areas are approximate and have been calculated on a gross internal basis.

## Rent

Unit 9 £117,887 per annum exclusive

Unit 10 £120,491 per annum exclusive

## Lease

Each of the units is held on an individual lease for a term expiring in December 2026. The Landlords have indicated their willingness to offer new leases for longer terms.

## Rates

The units are assessed as one for rating purposes and according to the Valuation Office website have a rateable value of £209,000.

This is not the amount that you pay, additional information including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

## EPC

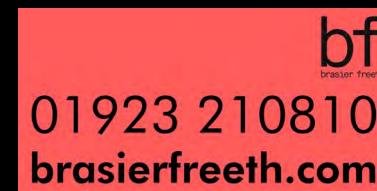
Each of the units has an Energy Performance Rating of C. Details available upon request.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Viewings

For viewings and further information, please contact the sole agent:



**Graham Ricketts**

01923 205525

graham.ricketts@brasierfreeth.com

**Tim Howlings**

01923 205524

tim.howlings@brasierfreeth.com