

Croxley Park



Blackmoor Lane

Office suite to let

The building

Business & more

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

Blackmoor Lane comprises one office suite situated on the ground floor of 4,848 sq ft.



First floor tenant's fitout.



1



3



4

- 1 First floor tenant's fitout
- 2 Main Park entrance
- 3 Free shuttle bus
- 4 Blackmoor exterior

Availability



Available spaces

The available suites are on the ground floor:

Suite 1	Let to VED Healthcare
Suite 2 - Offices	4,848sq ft (450 sq m) 18 Parking spaces
Suite 3 - Offices	Let to Modis International Ltd
Suite 4 - Offices	Let to Clinisupplies
Suite 5 - Offices	Let to Clinisupplies

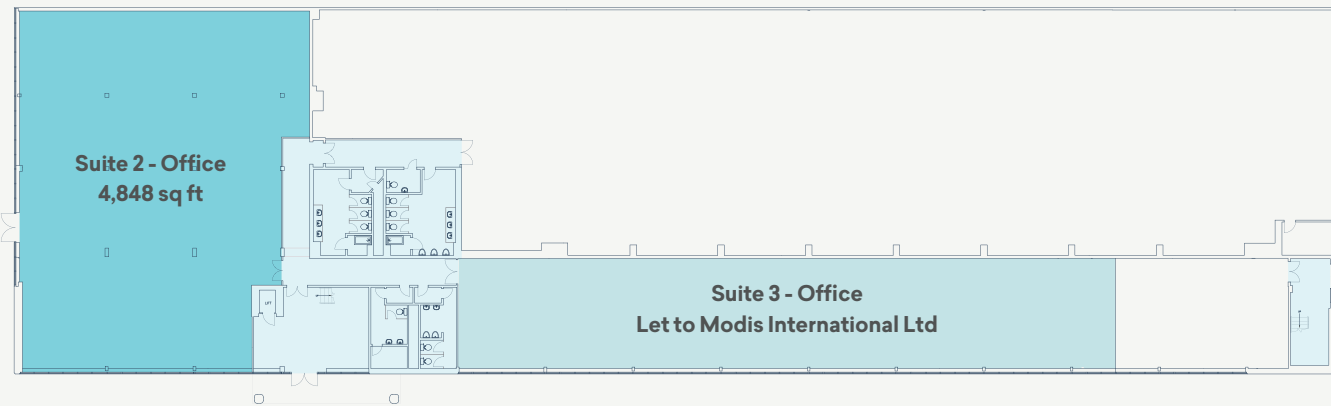
Measured on an IPMS3 basis.



Outline Spec

- To be fully refurbished
- Comfort cooling
- LED lighting
- Perimeter trunking
- Male, female and disabled WCs
- Showers
- Building EPC Rating: D99

Ground floor plan



First floor tenant's fitout.

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. This, together with sports fields and an on-site nature reserve, gym, cafe and events barn makes Croxley Park the ideal place to work and unwind.

75

75 acres of green space for employees to enjoy.

The Hive

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.



2



4



1

3



Events

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.



5

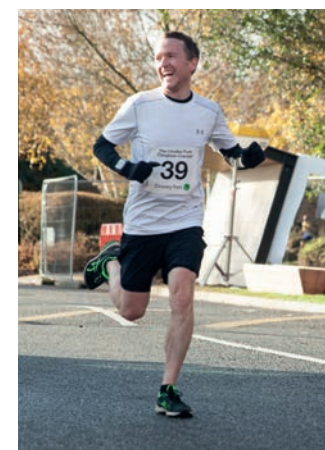


6

7



8



- 1 The Hive Café
- 2 Outdoor seating
- 3 Anytime Fitness Gym
- 4 The Hive
- 5 Croxley Park Scooters
- 6 Beryl Bikes
- 7 Outdoor Cinema
- 8 Star Events 10K run

Connections

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***

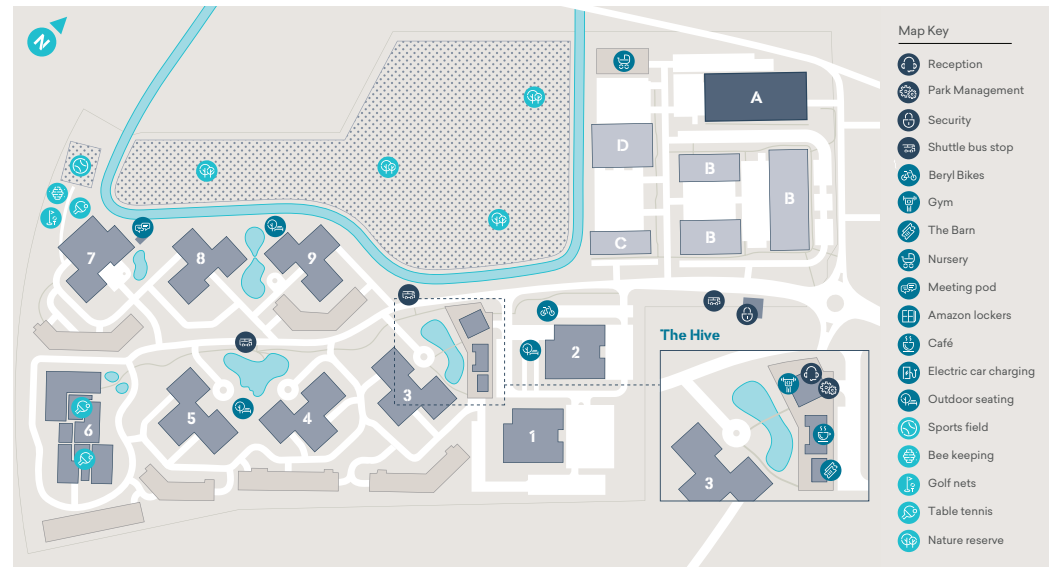
Watford town centre	1.5 miles
Watford Tube Station	1.0 miles
Watford Junction Station	2.0 miles

* 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.

Where you fit in



Local Connections



On-site management & marketing

Sarah Shippey
 Park Manager

E: sshippey@croxleypark.com
 T: 01923 252961

Croxley Park App available at
 app store/google play

 @croxleypark

croxleypark.com

Letting agents

Stimpsons

Paul Felton
 E: paul.felton@stimpsons.co.uk
 T: 01923 252188
 M: 07802 861 528

**bray
 fox
 smith**

Paul Smith
 E: paulsmith@brayfoxsmith.com
 T: 020 7629 5456
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