

Croxley Park



Millfield

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.

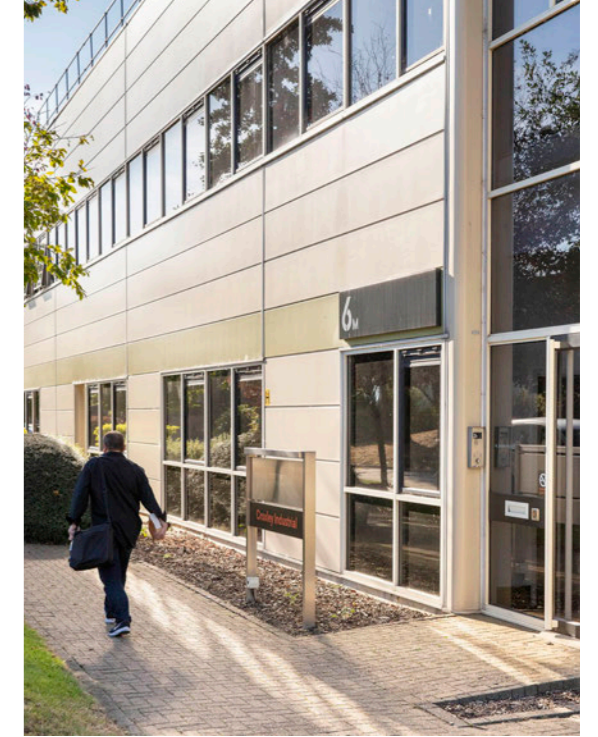
Millfield comprises 10 self-contained business units comprising first floor offices and ground floor shell suitable for storage, workshop or additional offices.



1



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6

- 1 Millfield exterior
- 2 Millfield parking
- 3 Free shuttle bus
- 4 Building entrance
- 5 Millfield Entrance
- 6 Building entrance

Availability

Available spaces

Unit 1 - Under offer

Ground Floor Storage 2,729 sq ft (253.5 sq m)
First Floor Offices 2,650 sq ft (246.2 sq m)
Total **5,379 sq ft (499.7 sq m)**
 14 Parking spaces
 EPC rating D86

Unit 5

Ground Floor Storage 2,879 sq ft (267.5 sq m)
First Floor Offices 2,757 sq ft (256.1 sq m)
Total **5,636 sq ft (523.6 sq m)**
 14 Parking spaces
 EPC rating D99

Unit 6 - Under offer

Ground Floor Storage 3,139 sq ft (291.6 sq m)
First Floor Offices 3,138 sq ft (291.5 sq m)
Total **6,277 sq ft (583.1 sq m)**
 15 Parking spaces
 EPC rating D89

Unit 7 - Under offer

Ground Floor Storage 1,174 sq ft (109.1 sq m)
First Floor Offices 1,181 sq ft (109.7 sq m)
Total **2,355 sq ft (218.8 sq m)**
 6 Parking spaces
 EPC rating D99

Approx. Gross internal floor areas

Outline Spec

- First floor offices plus ground floor storage/workshop/ additional offices
- 3.6m height to ground floor
- Heating to offices
- Suspended ceilings to offices
- Perimeter trunking to offices
- Attractive business park location



Indicative warehouse refurbishment



Indicative office refurbishment

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



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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.



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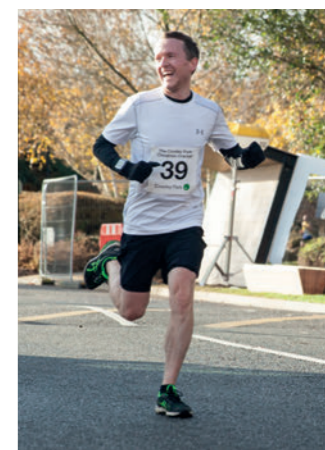


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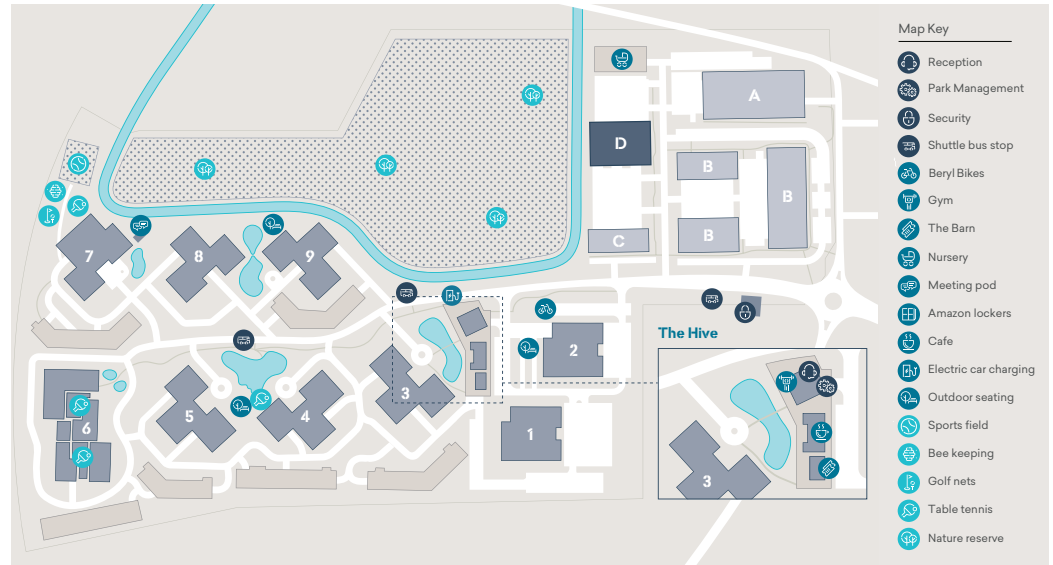


- 1 The Hive Café
- 2 Outdoor seating
- 3 Anytime Fitness Gym
- 4 The Hive
- 5 Croxley Park Scooters
- 6 Beryl Bikes
- 7 Outdoor Cinema
- 8 Star Events 10K run

Connections

Here & there

Where you fit in



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

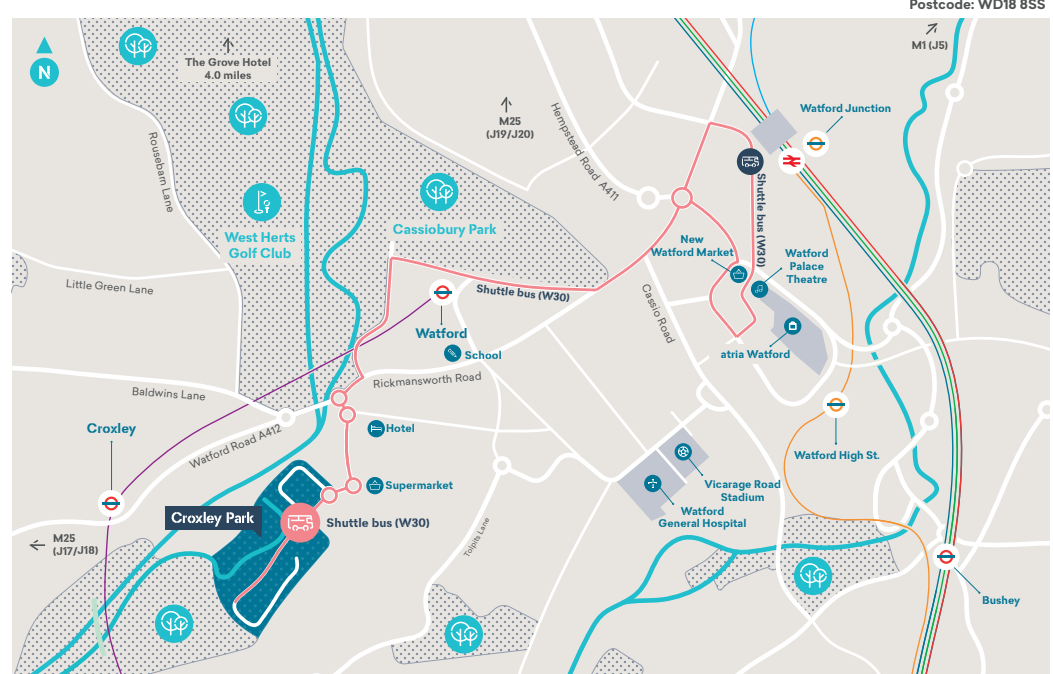
Watford town centre	1.5 miles
Watford Tube Station	1.0 miles
Watford Junction Station	2.0 miles

* Source: National Rail

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.

Local Connections



On-site management & marketing

Sarah Shippey
Marketing & Customer
Services Manager

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T: 01923 252961

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Croxley Park App available at
app store/google play

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Letting agents

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bray fox smith

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