



## 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

# 2 Blackmoor Lane, Croxley Park, Watford, WD18 8GA

## Summary

Available Size	19,968 sq ft
Rent	£360,000 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
<b>Total</b>		<b>19,968</b>	<b>1,855.08</b>

## Viewings

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

## Terms

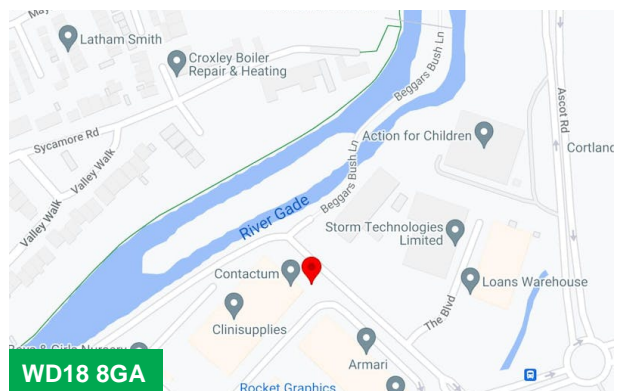
The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## 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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### Paul Smith (Bray Fox Smith)

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