



Business Unit on Croxley Park

1 Millfield

Woodshots Meadow, Croxley Park,
Watford, WD18 8YX

Industrial, Light Industrial,
Warehouse

TO LET

5,385 sq ft

(500.28 sq m)

- Fitted first floor offices with comfort cooling
- Ground floor warehouse/workshop
- 14 parking spaces
- 3.6m height to ground floor
- Roller shutter loading door
- Attractive business park location
- 24/7 security

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Summary

Available Size	5,385 sq ft
Rent	£113,000 per annum
Rates Payable	£41,083.75 per annum
Rateable Value	£80,500
Service Charge	£27,028.13 per annum
EPC Rating	C (59)

Accommodation

The accommodation comprises the following gross internal areas

Name	sq ft	sq m
1st - Office	2,650	246.19
Ground - Warehouse	2,735	254.09
Total	5,385	500.28

Description

Millfield comprises 10 self-contained units comprising first floor offices and the ground floor is in shell condition, being suitable for storage, light industrial purposes or additional offices. Croxley Park is a prestigious business park with an excellent range of amenities including a waterside café, gym and children's nursery.

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Location

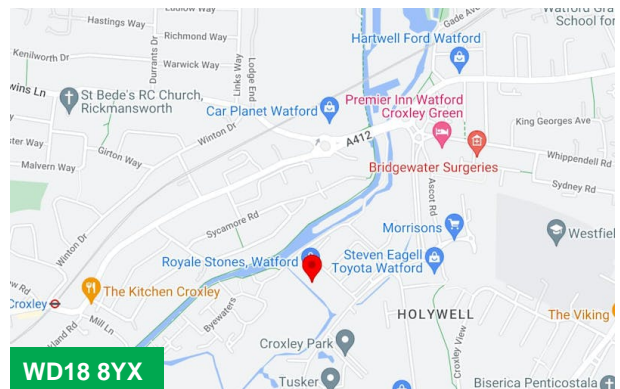
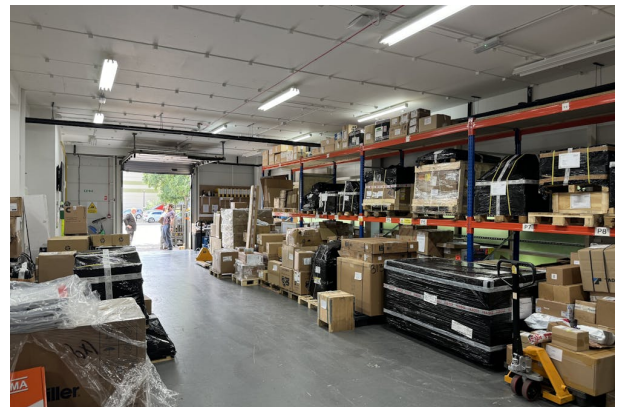
- Excellent access via M1 (J5/6) and M25 (J18/19/20) to the national road network and to Heathrow, Stansted, Luton and Gatwick airports
- Underground link to central London via Watford and Croxley Green Metropolitan Line stations
- Fast rail service to central London from Watford Junction (from 15 mins)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

VAT

VAT is payable on the rent and service charges

Viewings

Strictly by appointment via joint agents



Viewing & Further Information

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Bray Fox Smith (Joint Agent)

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