



New Road
Croxley Green
Hertfordshire
WD3 3EN

To Let
£900 PCM



Newly renovated office space down the side of the building. The total area is 27 square meters and comprised of two offices, a kitchen area and a cloakroom. One allocated parking space at the rear of the building. EPC rating C. Available immediately.



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Croxley Green

Croxley Green is a large village situated between the towns of Watford (to the East) and Rickmansworth (to the West). It has a friendly village atmosphere and the extensive village green is part of its soul and heritage. A good selection of local shops cater for its mixed family community and more extensive shopping and leisure facilities can be found in Watford (Atria Centre) and Rickmansworth. The village has excellent schools and Croxley has its own Metropolitan Line station with frequent services to Baker Street. Access to the motorway network is via junctions 17 & 18 of the M25 which are both within 2.5 miles. Croxley Green borders the Chess Valley. The Grand Union Canal forms the eastern boundary of the village. Croxley Business Park is a modern business hub which attracts a wide range of industries and provides employment for many of the local residents.

Office space 1 11'5" x 10'3"

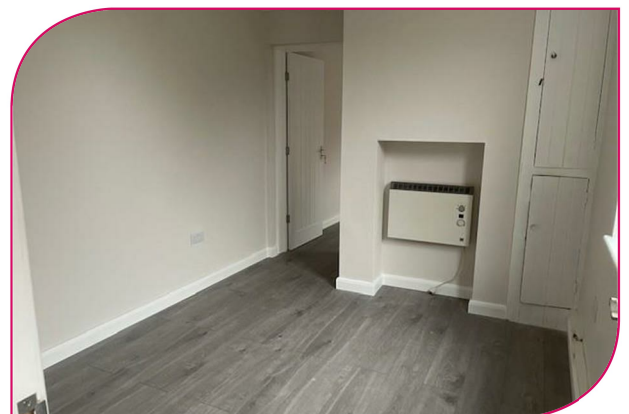
Office space 2 9'4" x 8'9"

Kitchen area 5'5" x 5'0"

Cloakroom

Council Tax Band

Three Rivers DC - Rateable value £3800 - Rates payable £1896 approx. pa.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	