



New Road  
Croxley Green  
Hertfordshire  
WD3 3EN

**To Let**  
**£850 PCM**



Newly renovated office/commercial space. This is located down the side of the building, so does not have a shop front. The total area is 27 square meters and comprised of two rooms, a kitchen area and a cloakroom. One allocated parking space at the rear of the building. Currently Business Class 'E', however a pre-planning application may be required. EPC rating C. Available immediately.



**for property advice you can trust... talk to james**

**01923 710 500 | jamesestateagents.com**



## 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"**

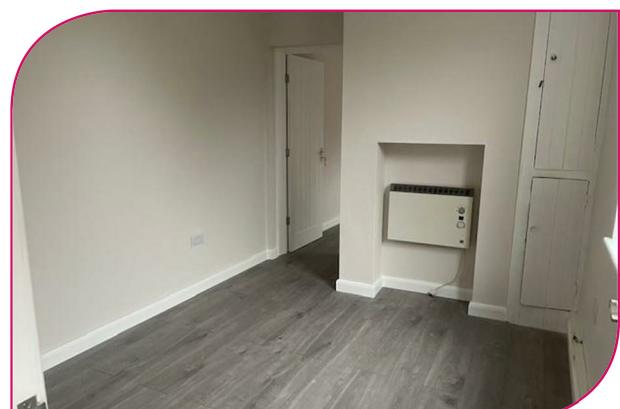
**Cloakroom**

**Council Tax Band**

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

**Business Class**

The area is currently business class 'E'. A pre-planning application to Three Rivers DC may be required



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**for property advice you can trust... talk to james**

**01923 710 500 | jamesestateagents.com**