



# 6 Woodsshots Meadow

Croxley Park



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.

Woodshots Meadow offers 10 self-contained warehouse units with 2-storey offices and parking to the front and rear loading. 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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- 1 Industrial entrance
- 2 Building entrance
- 3 Free shuttle bus
- 4 Warehouse space
- 5 Loading bay

# Availability



## Available spaces

### 6 Woodshots Meadow

<b>Ground Floor Warehouse</b>	5,352 sq ft	497.22 sq m
<b>First Floor Offices</b>	1,259 sq ft	116.96 sq m
<b>Ground Floor Offices</b>	1,114 sq ft	103.49 sq m
<b>Total</b>	<b>7,725 sq ft</b>	<b>717.68 sq m</b>

17 Parking spaces

EPC rating C(70)

Approx. Gross internal floor areas



## Outline Spec

- 2-storey floor offices at front
- LED lighting
- 17 parking spaces
- 6.9m eaves height
- Electric roller shutter loading door
- Attractive business park location
- 24/7 security



# 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, café 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 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.



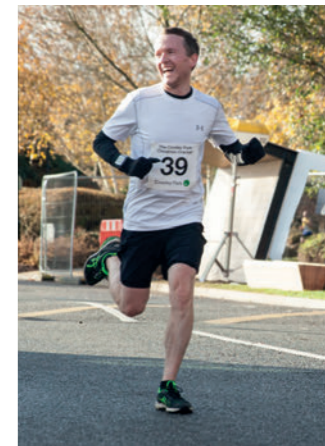
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- 1 Outdoor Seating
- 2 The Hive Café
- 3 Anytime Fitness Gym
- 4 The Hive
- 5 Croxley Park Scooters
- 6 Beryl Bikes
- 7 Summer Fete
- 8 Star Events 10K run

## Connections

# Here & there

### 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\*\*\*

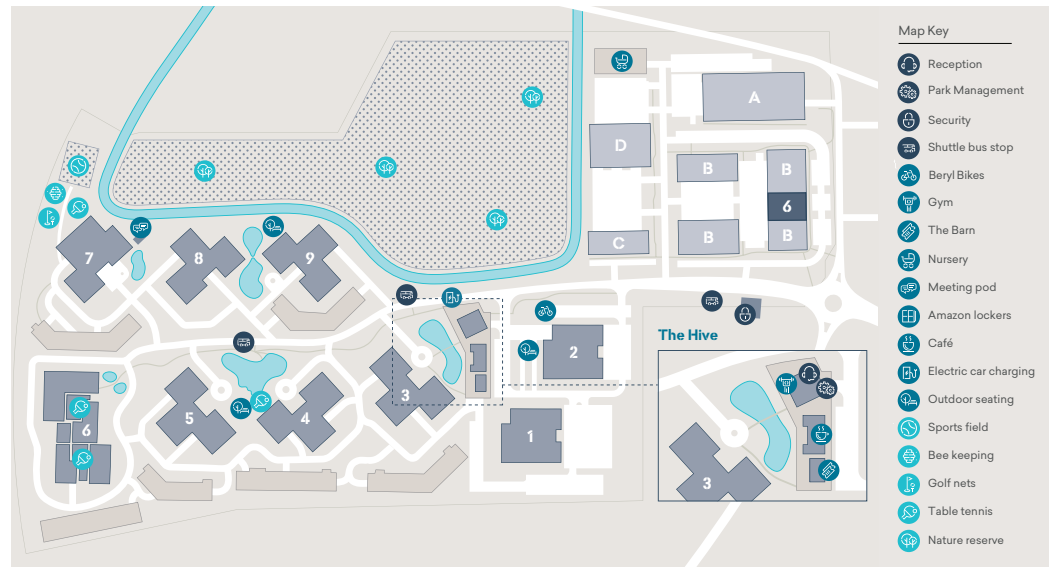
Watford town centre	1.5 miles
Watford Tube Station	1.0 miles
Watford Junction Station	2.0 miles
M1 (Junction 19)	3.8 miles
M1 (Junction 5)	4.5 miles

\* Source: National Rail  
 \*\* Source: TfL  
 \*\*\* Source: AA Route Planner

### 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.

## Where you fit in



## Local Connections



## On-site management & marketing

**Sarah Shippey**  
 Park Manager  
 E: sshippey@croxleypark.com  
 T: 01923 252961

Croxley Park App available at  
 app store/google play

 @croxleypark

[croxleypark.com](http://croxleypark.com)

## Letting agents

### Stimpsons

Paul Felton  
 E: paul.felton@stimpsons.co.uk  
 T: 01923 252188  
 M: 07802 861 528

### bray fox smith

Paul Smith  
 E: paulqsmith@brayfoxsmith.com  
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