

2 BLACKMOOR LANE,  
CROXLEY PARK,  
WATFORD, WD18 8GA



**Light industrial warehouse unit to let within  
the prestigious Croxley Park.**

**19,968 sq ft (1,855.08 sq m).**



For further information please contact

**BRAY FOX SMITH**

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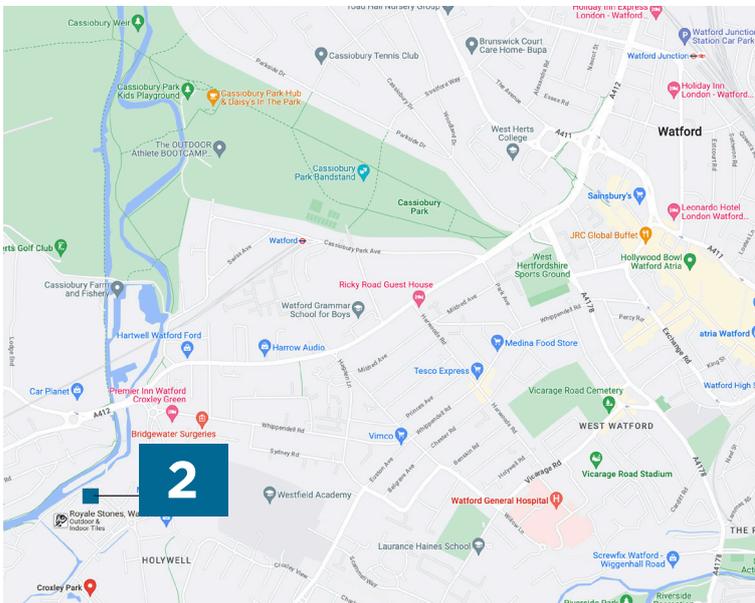
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## LOCATION

- 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).



## DESCRIPTION

2 Blackmoor Lane is a self-contained warehouse unit with its own dedicated 2-storey offices and parking to the front. The building also has a full height loading door 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.

## SPECIFICATION

- 2-storey offices to the front of the property
- Air-conditioning
- 6.1m eaves height
- 30 car parking spaces
- Full height roller shutter loading door
- 24.7 security

## AVAILABILITY

The accommodation comprises the following gross internal areas:

Floor	sq ft	sq m
Ground (Office)	4,303	399.76
First (Office)	3,518	326.83
Ground (Warehouse)	12,147	1,128.49
<b>Total</b>	<b>19,968</b>	<b>1,855.08</b>

## TERMS

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

## SERVICE CHARGE

Available upon request.

## VIEWING

Strictly by appointment via the joint letting agents.

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