



Croxley Park

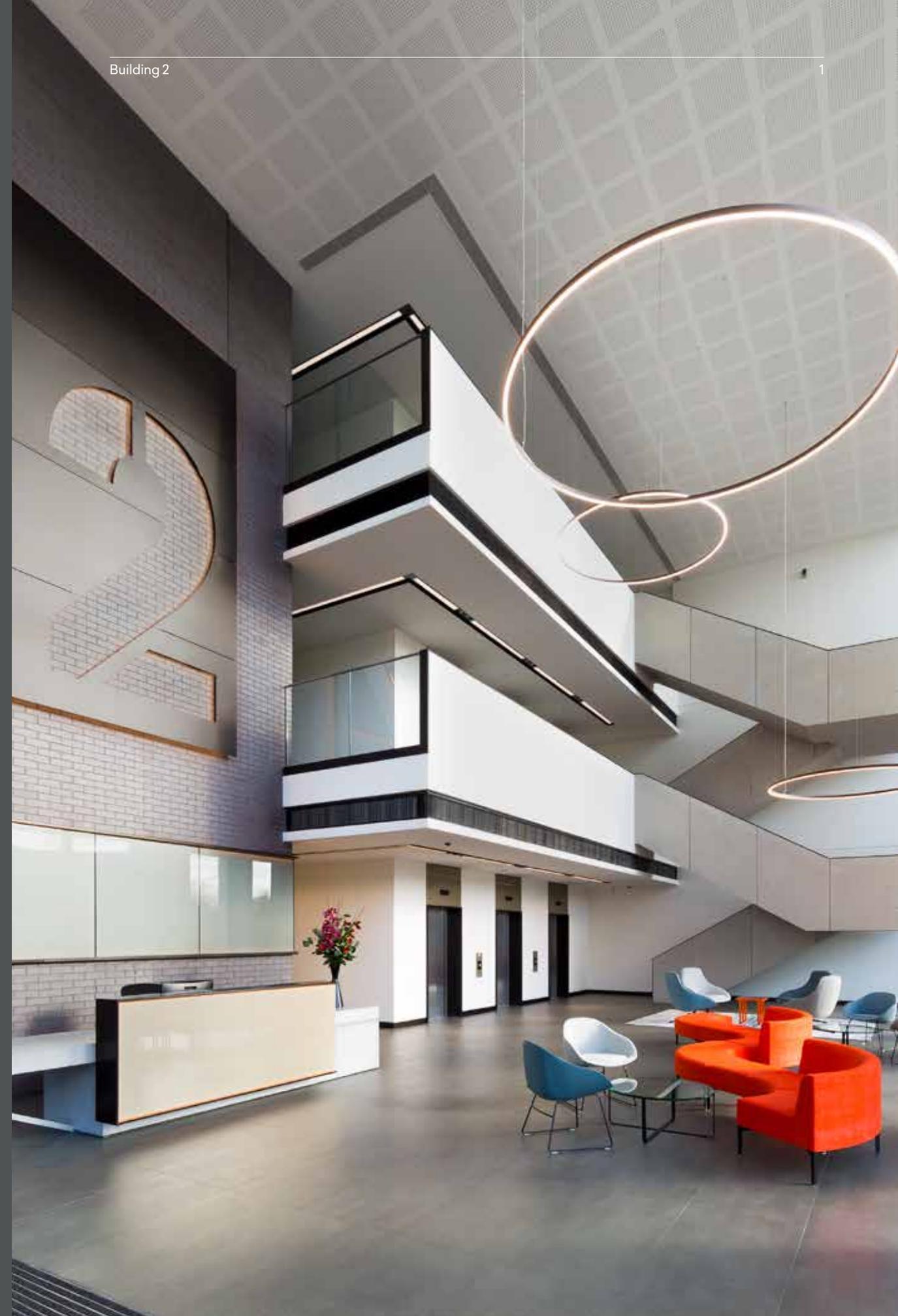
Impressive new HQ office
totalling 65,000 sq ft

& more



 Building 2

Building 2 is an exceptional new HQ office offering 65,000 sq ft of Grade A space. It's located at the heart of Croxley Park, a well-connected hub, relaxing haven and thriving business community that's already home to a number of prestigious international companies.







Contents

Building design

p.06

Building features

p.10

Business benefits

p.12

Site plan

p.16

Availability

p.18

Building spec

p.22



Building 2

 Building design

- New 65,000 sq ft HQ office
- Contemporary design
- High quality space
- Excellent car parking ratio
- & impressive landscaped setting



 Building design

- 3 floors of full height glazing
- 20,000 sq ft floor plates
- Triple height atrium and reception
- Designed to BREEAM Very Good / EPC B
& space to grow and flourish



 Building features

Car parking

With 194 on-site spaces and designated disabled parking, there's always somewhere to park.

Cycle spaces

Cycling is actively encouraged, with 63 cycle spaces securely protected by lightweight tensile canopies.

Air-con

Our energy-efficient cooling and heating systems keep your staff comfortable throughout the year.

Showers

Shower and changing facilities include 50 lockers.



Designed to meet the needs of modern companies and their employees, the building features cycle spaces, showers, changing facilities and lockers. In addition the lighting and services are specified to the highest quality.

Lighting

Energy efficient LED lighting and feature lighting in the reception area.

Lifts

3x 13 person passenger lifts serving reception to the 2nd floor.



Business benefits

Satisfied staff & impressed clients



We considered plenty of factors when deciding where to move. We needed a location close to London but with the benefit of good car parking and transport links. We also needed a safe, clean and calm working environment for our staff.

Our clients and staff appreciate the excellent car parking, and public transport will be even more viable with the new train station.

Croxley Park is also a great location for attracting staff, with our people travelling here from the Home Counties, Birmingham and London. We're proud to be based here, and our guests often remark how beautiful the Park is.

Paul Freeman, GBST

A global financial technology company





Business case

Designed for business

Combining stunning contemporary design and the most prestigious position on Croxley Park, this impressive HQ office building offers an opportunity to take your business to the next level.

With its excellent location, transport links and local talent pool, Croxley Park's amenities and services create a unique working environment for employees and an exciting opportunity for your business to flourish.



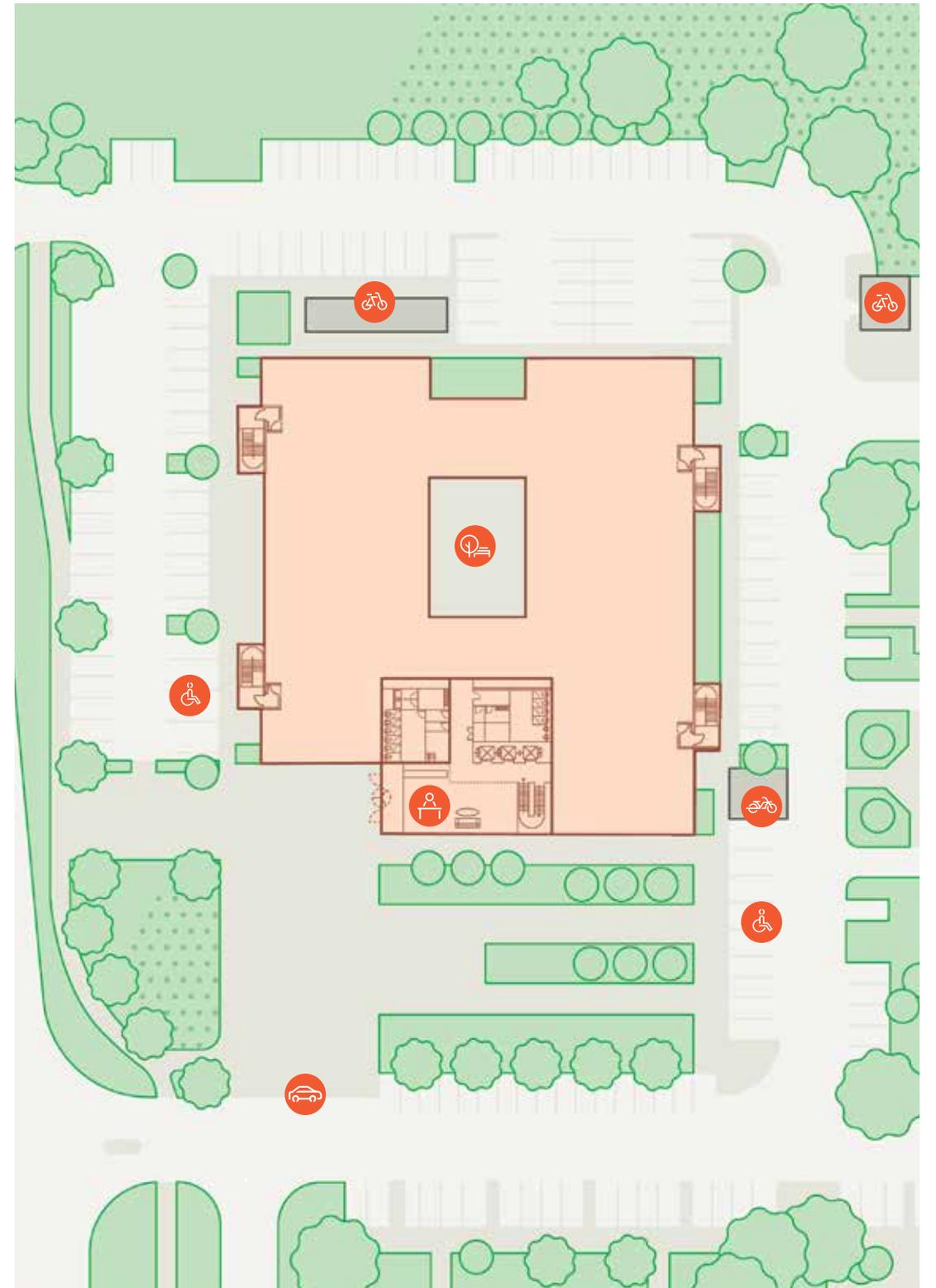


Plans & specification

Designed to Grade A specification, Building 2 exhibits exceptional quality and detailing throughout. Excellent use of natural light includes floor to ceiling glazing, a 3 storey central atrium and an impressive triple height reception. Set within newly landscaped grounds, Building 2 offers impressive views across the park.

Site Plan Key

- | | |
|--|---|
|  Disabled parking |  Atrium |
|  Cycle spaces |  Triple height reception |
|  Motorcycle storage |  Drop-off area |



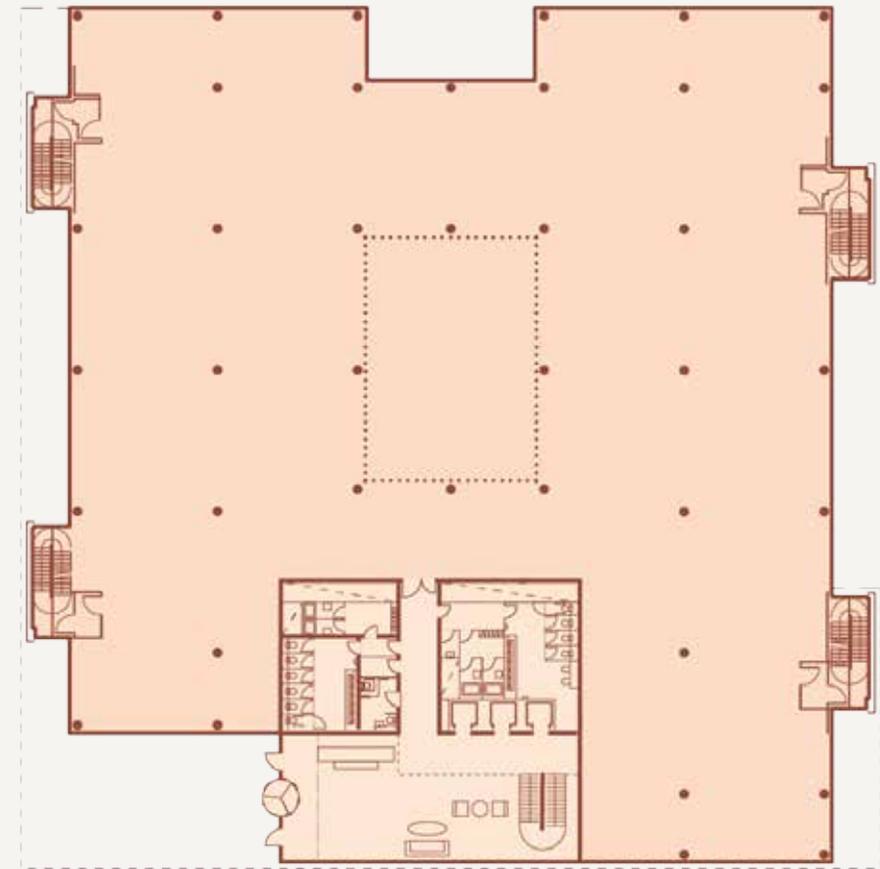


Encompassing 3 spacious, open plan floorplates totalling 65,000 sq ft, Building 2 offers flexible, modern office space that can be tailored to suit your business' needs.

Schedule of areas (IPMS3)	Sq m	Sq ft
2	1,886	20,300
1	1,886	20,300
G	1,889	20,330
Atrium	182	1,960
Reception	175	1,885
Total	6,018	64,775

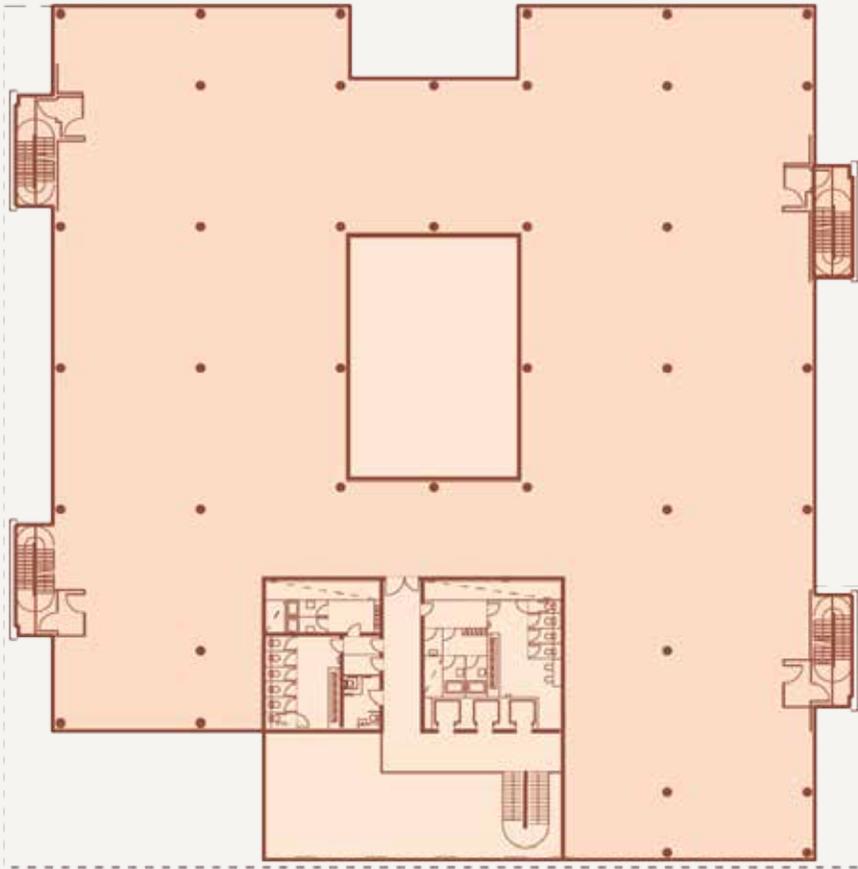
Car park spaces 194

G Ground Floor
1,889 sq m / 20,330 sq ft

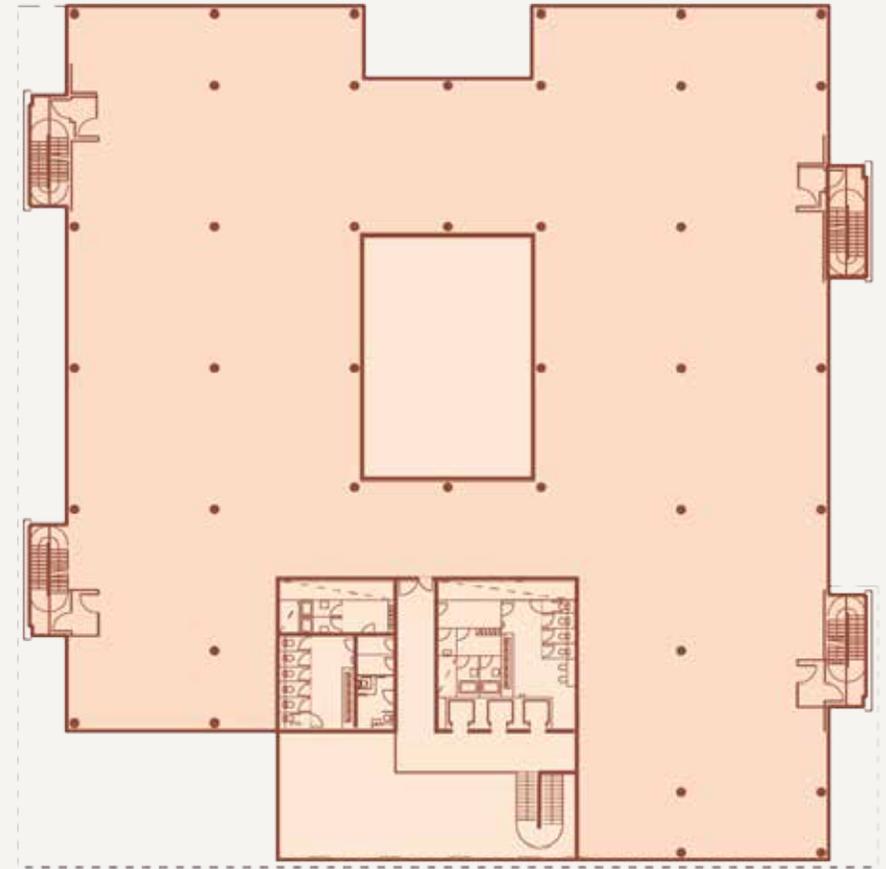


 Availability

1 Floor 1
1,886 sq m / 20,300 sq ft



2 Floor 2
1,886 sq m / 20,300 sq ft





Specification & details

Designed and constructed to the highest quality standards and attention to detail, Building 2 is an exceptional office development with a contemporary vision.

Construction

- Entrance doors feature a 2.8m tall revolving door with a glass top and two pass doors on each side for disabled access.
- Concrete frame with solid slab.
- Curtain walling system with glazed metal insulated spandrel panels and gebrik panels.
- Windows of polyester powder coated thermally broken frames. The reception glazing is capless and full height.
- Full height atrium with full height glazing at first and second floors and left open at the ground floor. At roof level the atrium is enclosed with a glass roof.
- Articulated brick to the circulation stairs.
- Occupancy density: 1 person per 10 sq m for building services and WCs.
- Division module: 1500mm.
- Designed for fully independent occupation on a floor-by-floor basis with the capacity for further occupier subdivision.

Reception

- Mat well to all entrances, with architect designed reception desk.
- Reception staircase is concrete with circulation cores in steel, with a concrete finish.
- Specialist feature lighting.
- Large format porcelain floor tiles with carpet in the seating area.

Lifts

- 3× 13 person passenger lifts serving the reception to second floor with group collective controls.
- Finish includes illuminated ceiling, stainless steel trims and rails and opaque glass panels and mirror. The floor is tiled to match the reception.

EPC Target

B

BREEAM Target

Very Good



Three pipe VRV air conditioning.



Three 13 person passenger lifts.



Triple height reception with feature staircase.



Metal ceiling tiles with integral LG7 LED lighting.



WCs, cycle lockers and showers located on each floor.

Ceilings and Lighting

Office areas feature SAS 330 metal ceilings with square ultra micro perforated lift out tiles with white metal T supports and plaster board margins to external walls. Ceiling height is 2.8m above the raised floor.

Floors

Office floors raised with 150mm overall clear, using 600x600 mm fully encapsulated panels on an adjustable steel pedestal system.

Internal Doors

Solid hardwood door frames with solid core doors veneered with light oak.

Air Conditioning

3 pipe VRV/VRF fan coil air conditioning system. Supply air perimeter zones by continuous perimeter linear slot diffusers and central zones, with diffusers in the ceiling.

WCs

- Floor to ceiling height 2.5m.
- Porcelain tiled floor with plasterboard ceilings.
- Custom built hand basins/ troughs with composite resin bound concrete material.
- White glazed sanitary wear with full height cubicle partitions.

Cycle and Showers

- On each floor located in the main core:
- 4× Shower cubicles on each floor with fold down bench.
- Porcelain tiled walls and floor.
- 50 lockers.

Sustainability

- BREEAM target of Very Good.
- EPC target of B.
- Insulation Value: equal or better than Part L.



Environment & eco creds

At Croxley Park we're proud to be green. For more than five years, the Park and our occupier businesses have sent zero waste to landfill. Currently almost 80% is also recycled. Our award winning sustainability schemes generate income, which is put straight back into the service charge, lowering our occupiers' occupation costs.

Efficient and Renewable Energy

Over the last three years all new builds and refurbishments on the Park have achieved EPC B. We use renewable energy and the new developments will have photovoltaic panels.

On-site Cardboard Baler

We recycle all cardboard from the Park into bales, which we then sell to a local paper recycling facility for pulp. This generates around £1,000 per annum profit for the service charge.

£1,000

£1,000 per annum profit generated for service charge through recycling.

Honey Bees

We manage two hives on the Park and our bees are thriving. And while they produce wonderful honey and educational opportunities for our local schools, we're helping to protect their dwindling numbers.

Car Sharing

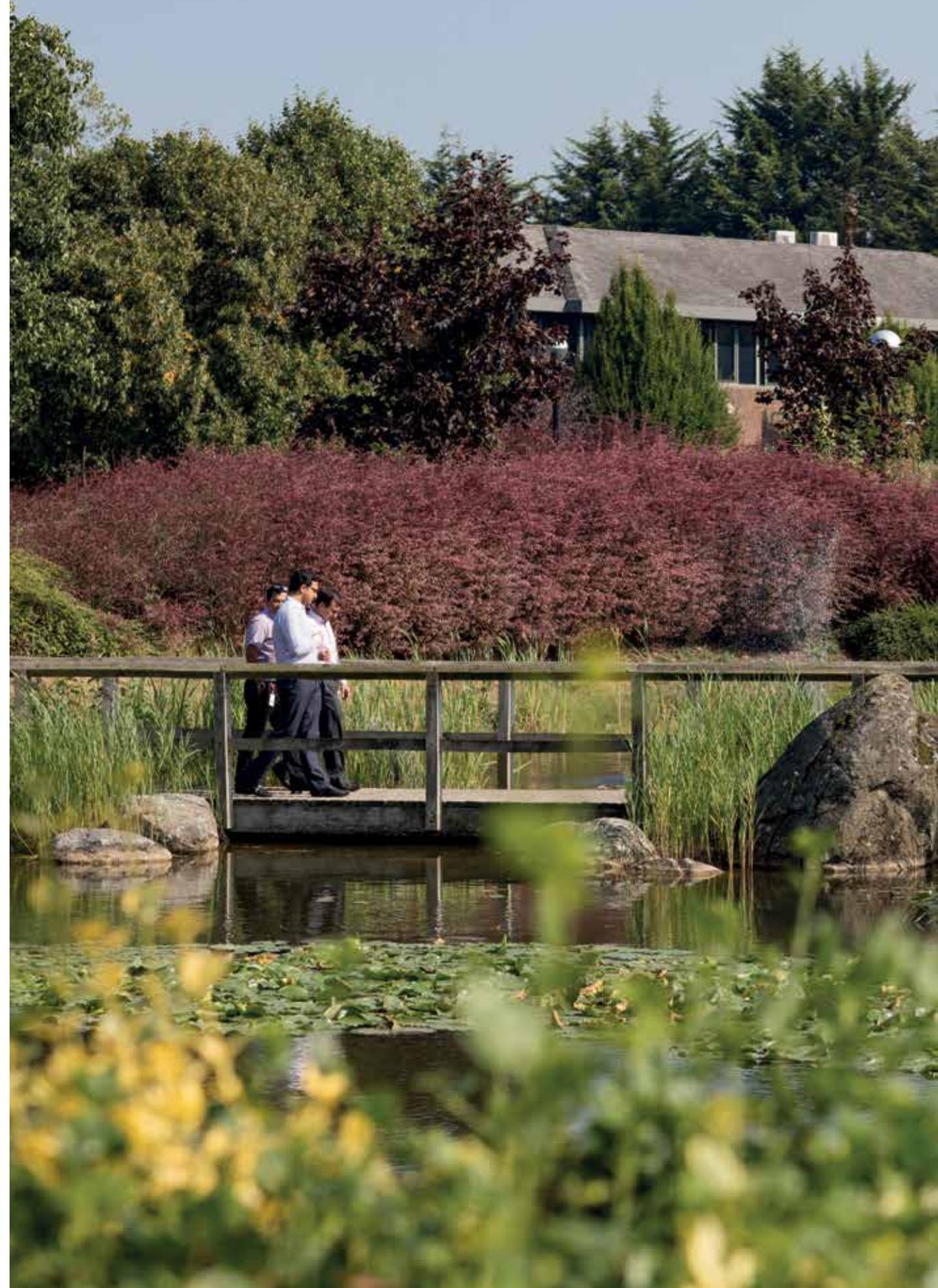
Our dedicated car sharing site matches users' journeys and radio preferences.

Electric Car Charging

Many occupiers have electric cars, and some companies supply them for their staff. We provide a central car charging point.

Rocket Composter

We use an accelerated composter for all food waste from every occupier on the Park. This compost is then used in the Park landscaping.





Design team



Columbia Threadneedle

columbiathreadneedle.co.uk

Columbia Threadneedle are a market leading property investment company and manage property investment vehicles with an aggregate value in excess of £8.7 billion. They have a reputation for outperformance in all property asset classes.

Columbia Threadneedle purchased Croxley Green Business Park in late 2013 demonstrating a specific commitment to the North West M25 and Hertfordshire commercial property markets. It is one of the largest business parks in single ownership inside the M25.

Columbia Threadneedle's intention is to continue to expand and improve the strong themes of work/life balance which have been established over the recent years and promote the Park as a leading place for businesses large and small to thrive.



Bell Hammer

bellhammer.co.uk

Bell Hammer are a property development company delivering high quality places in London, the South East and Bristol. Joel Hawkins & Patrick Davis have combined career experience in masterplanning and developing in excess of 3 million square feet of commercial floorspace.

They are committed to developing low energy buildings and ensuring both landlords and occupiers minimise the environmental impact of their real estate portfolios.



ESA Architects

esa-ltd.com

ESA Architecture is one of UK's leading practices with offices in London and across the country. They focus on providing excellent design and deliver architectural services to our clients. Their reputation reflects continued success across many market sectors for a diverse range of clients including blue chip owner-occupiers, local authorities, property developers, major contractors and private individuals.

Their projects span offices, residential, retail, heritage, hospitality, interiors, urban design and mixed-use sectors and range in value. They are passionate about designing sustainable, high-quality and inclusive environments that deliver value for our clients, whilst also providing communities with places and spaces which aspire to form a positive impact on peoples' lives now and into the future.



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**Gym, car sharing, nursery,
salon, landscaped park,
café, electric car charging,
bike rental, lively events,
sports field, yoga classes,
networking opportunities**

& more





Croxley Park

More than just a place to work





The park

p.36

Discover how we offer more than just the perfect home for your business.

Park map

p.44

Find out what's here, how it all works together, and where you'll fit in.

Current occupiers

p.46

Meet the world-class businesses that make their home at Croxley Park.

Flexible space

p.48

See how we can accommodate everyone from large corporates to ambitious start-ups.

On-site service

p.54

Learn how our on-site management team can help you make the most of Croxley Park.

Transport connections

p.68

Explore our perfect connections to London, the UK and beyond.



Business...



Park life

p.52

Hear from one of our occupiers how Croxley Park is a special place to work.

Amenities

p.56

Explore how the Park has everything you need to help you work, rest and play.

Events

p.60

Discover what's happening in the Park, from regular events to unmissable one-offs.

Sustainability

p.62

Take a look at how our green credentials can help your business and the environment.

Energy efficiency

p.64

See how state of the art technology is reducing our energy consumption

Future investment

p.66

Learn about our ambitious plans for our buildings, amenities and park infrastructure.



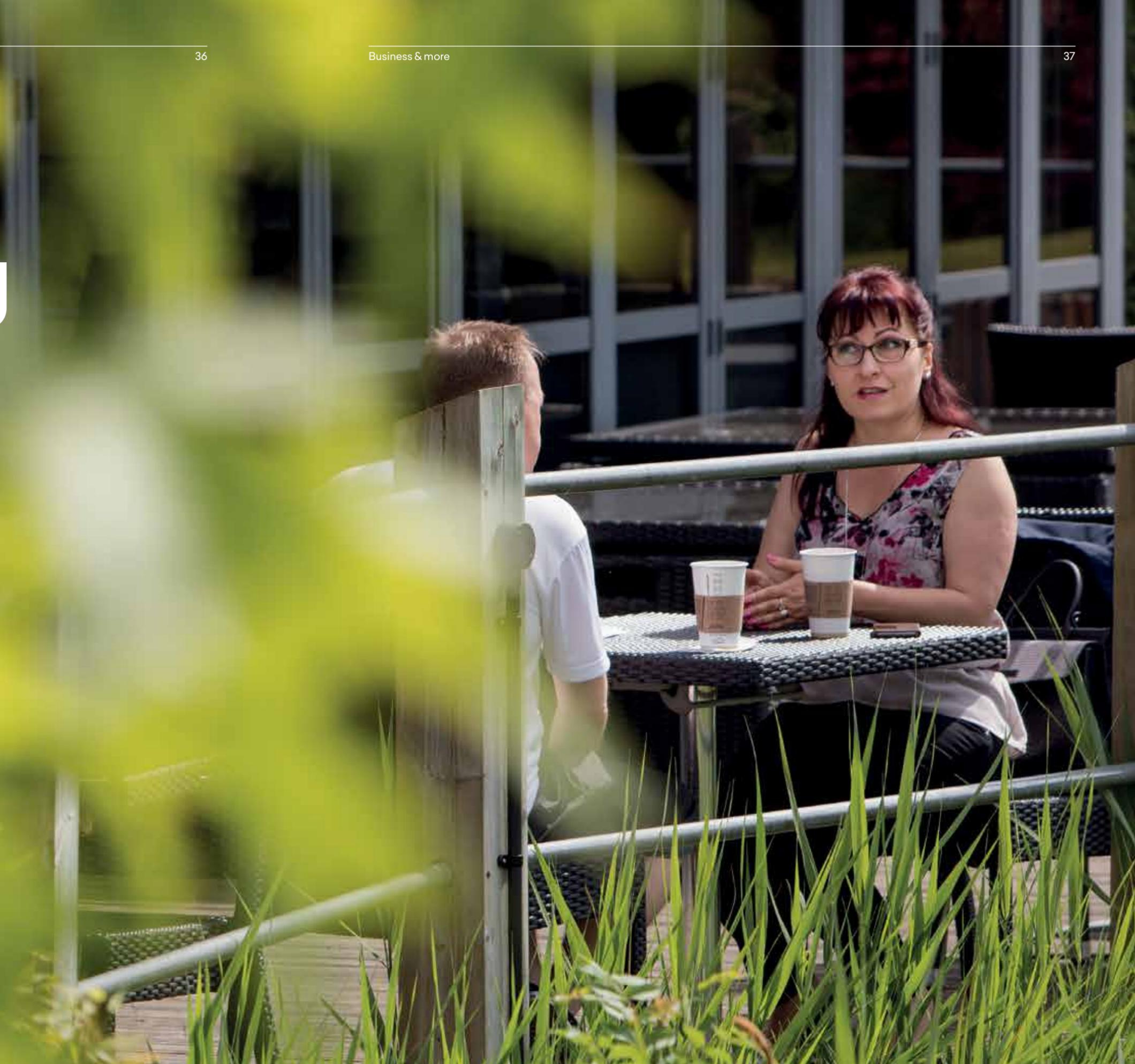
& more



The park

For 9 to 5 & everything in between

Croxley Park is more than just a great place to do business. We're an impressive headquarters for international companies, and a flexible home for local start-ups. We're also a thriving community, a well-connected hub and a relaxing haven. For us, business success is just one part of life – you can expect much more at Croxley Park.



 The park

- **Grade A offices**
- **Exceptional service**
- **Unrivalled investment**
- **Outstanding amenities and facilities**
- **& more to come**



1 Building 2 front elevation
2 Meeting pod



 The park

- Regular events
- Unmissable one-offs
- Networking opportunities
- Thriving community
- Customer service & work/life balance



- 1 Summer Fête
- 2 Downtime in the park
- 3 Climbing wall event
- 4 Business breakfast
- 5 Olympics event



2,400

Over 2,400 employees are based at Croxley Park.



75

75 acres of green space for occupiers' employees to enjoy.

Where you fit in

Croxley Park is a thriving community, a well-connected hub and relaxing haven.



Map Key

-  Management centre
-  Security
-  Gym
-  Salon
-  Nursery
-  Meeting pod
-  Amazon lockers
-  Cafe
-  Electric car charging
-  Sports field
-  Bee keeping
-  Golf nets
-  Table tennis
-  Nature reserve
-  Shuttle bus stop

 Current occupiers

We provide more opportunities to more businesses, and with our new Grade A 65,000 sq ft building due for completion in 2017, that's only set to continue. It's exactly how our occupiers like it; Croxley Park's unique mix creates a vibrant community, and plenty of opportunities to take your business even further.

600%

A current occupier has expanded by 600% while based on the Park.

**Smith & Nephew, Kodak,
Medtronic, Howdens,
Tusker, GE Money, Thrive
Homes, IGT Technology,
GBST, De Lage Landen
& many more**



For big business...

A unique workplace in an established location, Croxley Park offers huge benefits for large companies.

Whether you're looking for a UK HQ or a major European office, this is the perfect home for big businesses. With excellent transport links to London, the UK and beyond, we're impeccably connected. With top-class business support, a wealth of amenities and a thriving community, you can see why world-class businesses such as Howdens and Kodak have chosen to base themselves here. You can join them – our new building offers 65,000 sq ft of Grade A development, making it the ideal HQ for a major corporate company.

Space available up to

65,000 sq ft





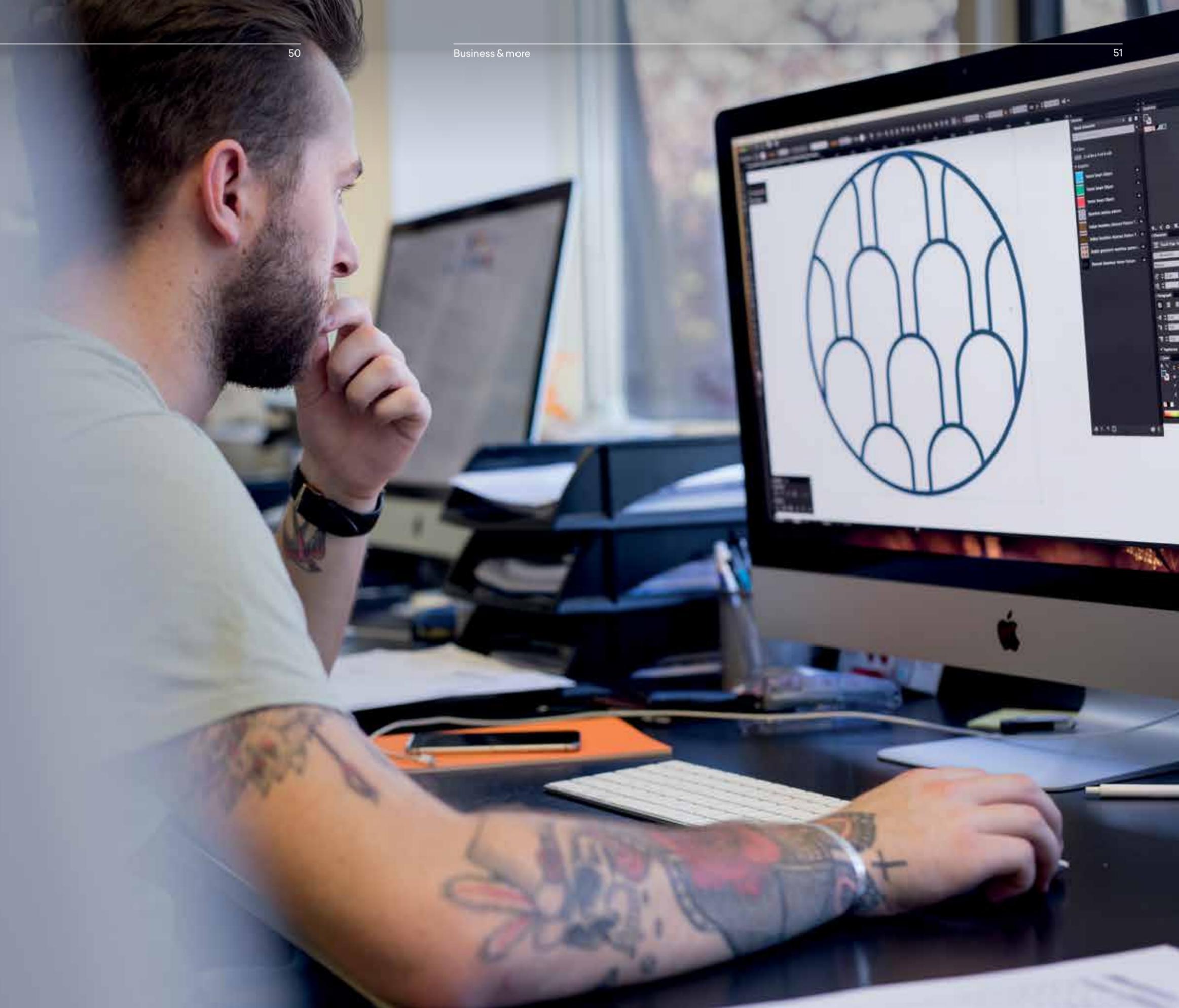
& ambitious start-ups

A welcoming home for smaller businesses, this is the perfect environment in which your company can flourish and grow.

Whatever the size of your ambitions, Croxley Park delivers big business advantages in a space that can adapt to your changing needs. With unique amenities, excellent service and the support of a flourishing business community, the Park is already home to a growing number of small companies, who contribute greatly to its thriving atmosphere. Our B6 small unit scheme provides your own front door, the support you need, and the flexibility to keep growing your space as your business develops.

Space available from

1,000 sq ft





Park life

Friendly faces & green spaces



Croxley Park is a special place to work. The amenities are unique, well considered and expertly managed by the team.

There's a friendly and welcoming 'campus' atmosphere here, thanks in part to the popular events run by the Park. And the natural surroundings are a pleasure all year long – from our waterside setting we get to enjoy the natural beauty of the park throughout the changing seasons.

Sharon Slavin, IGT

International game technology, design and production company



 On-site service

We give 110% & then some

We're one team, with one aim: to deliver an on-site experience that's always defined by the very highest standards of service.

There's a Croxley Park way of doing things, and our 20-strong management team is on site and on hand to make it happen, providing 5-star service and a rich and varied day-to-day experience.

Helping you make the most of our unique facilities and amenities, we'll take care of everything you need – from business-to-business introductions, to energy saving analysis and recycling tips. And if you're looking for additional storage space, after-work language classes or a game of 5-a-side football, we'll always go the extra mile to help.

With a 24/7 manned office, CCTV control room and regular foot and vehicle patrols, we take your security seriously, giving you the peace of mind to concentrate on running your business and enjoying your life. Our Park is beautiful, and our gardening team is here to keep it that way, ensuring neat borders, flourishing greenery and perfectly litter-free pathways.

We're proud of our place, and our cleaning team is always on hand to maintain an impressively spick-and-span environment in which it's a pleasure to work and live.



1 Sarina Staff: Marketing & Customer Services Manager
2 Dan Atkinson: Part of the Landscaping team
3 Toby Bachelor: Facilities Manager and Sarina Staff



 24/7 manned office means we're always here to help.

 CCTV and regular security patrols for peace of mind.

 Our gardening team keeps the park beautiful and tidy.



Amenities

At Croxley Park there's more to life than work. Our café is a thriving hub, our meeting pods are the place to make plans, and our green spaces offer room to relax and unwind.

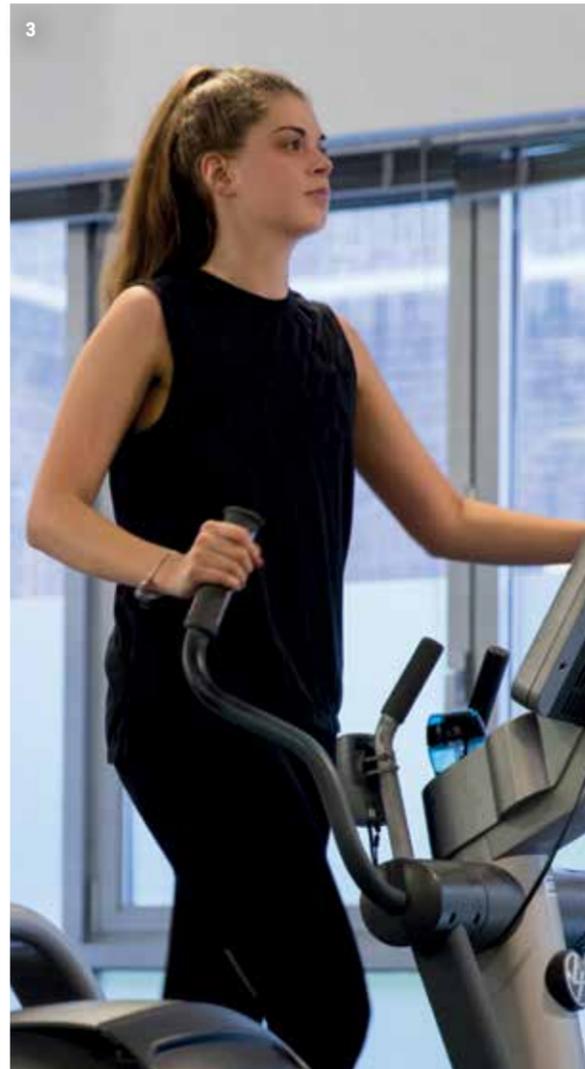
**Gym, nursery, café, salon,
landscaped park, bicycle rental,
lively events, sports field,
electric car charging, yoga,
networking, car sharing
& much more**



Amenities

Workout, rest & play

For us, the perfect work/life balance means enjoying the best of both worlds, and all in one place. We know that happy employees make successful companies, and our unique amenities ensure that Croxley Park is much more than simply a place to come to work.



- 1 Outdoor table tennis
- 2 Nursery
- 3 On-site gym
- 4 Park café
- 5 Buffet lunch



Borrow one of our bikes to get around quickly.



Join our gym, yoga, Pilates or running club.



Boost your knowledge with after-work classes.



Never miss a delivery with on-site Amazon Lockers.



Enjoy delicious food and refreshments in our café.





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.



1



2



3



4

- 1 Open air cinema
- 2 Summer fête
- 3 Climbing wall event
- 4 Olympics event



Sustainability & environment

60+

Over 60 bike spaces
have been designed
into our new building.

At Croxley Park we make it easy to be an environmentally friendly business and enhance your CSR commitments.

We take care of everything from on-site food composting to cardboard baling and rainwater harvesting. We also use renewable energy, provide charging points for electric vehicles, run a park-wide car-sharing scheme, and have designed 60+ bike spaces into our new building.

We also do our bit to protect the bees. Working together, our occupier businesses care for our own colony, which not only benefits our environment but also produces delicious honey for our café. And our expert stewardship includes teaching local schools about the crucial part bees play in our ecosystems.



Environmentally aware schemes on the park include:

Renewable energy source, on-site food composting, waste recycling, cardboard baling, park-wide car share scheme, charging points for electric vehicles, rainwater harvesting & busy bees



Energy efficiency

Green energy & zero waste

35%+

Our buildings are typically 35%+ more cost effective than conventional office buildings.

When we say that we're green, we mean it. As part of our commitment to reducing energy consumption, our refurbished buildings are Grade A+ specified, with a Grade B Energy Performance Certification (EPC) Rating.

They achieve this through state of the art technology; energy efficient heating, cooling and ventilation systems with heat recovery, and energy efficient lighting with daylight dimming and smart metering. Of course, this also saves you money; our buildings are typically 35%+ more cost effective than conventional office buildings.

We're equally committed to reducing our waste through recycling, and thanks to the scheme coordinated by our team, we've sent zero waste to landfill since 2012.



 Future investment

Future plans & development

As one of the few large market-leading business parks to benefit from single ownership, Croxley Park benefits from easier decision making and a progressive approach. Our ambitious future plans include significant investment in our buildings, amenities and infrastructure, to create a Park that's always improving.

With Building 2 (65,000 sq ft) due for completion in 2017, we're expanding our offer of high specification offices for businesses across all sectors.

Our improved and extended amenity hub will provide a host of additional facilities and activities for our occupiers. With the new Metropolitan Line station soon to open next to the Park, the future's looking ever more exciting.



1 65,000 sq ft building to be completed in 2017.

2 85,000 sq ft building, with 12 month build program.

 New amenity hub including cafe, gym and events space.

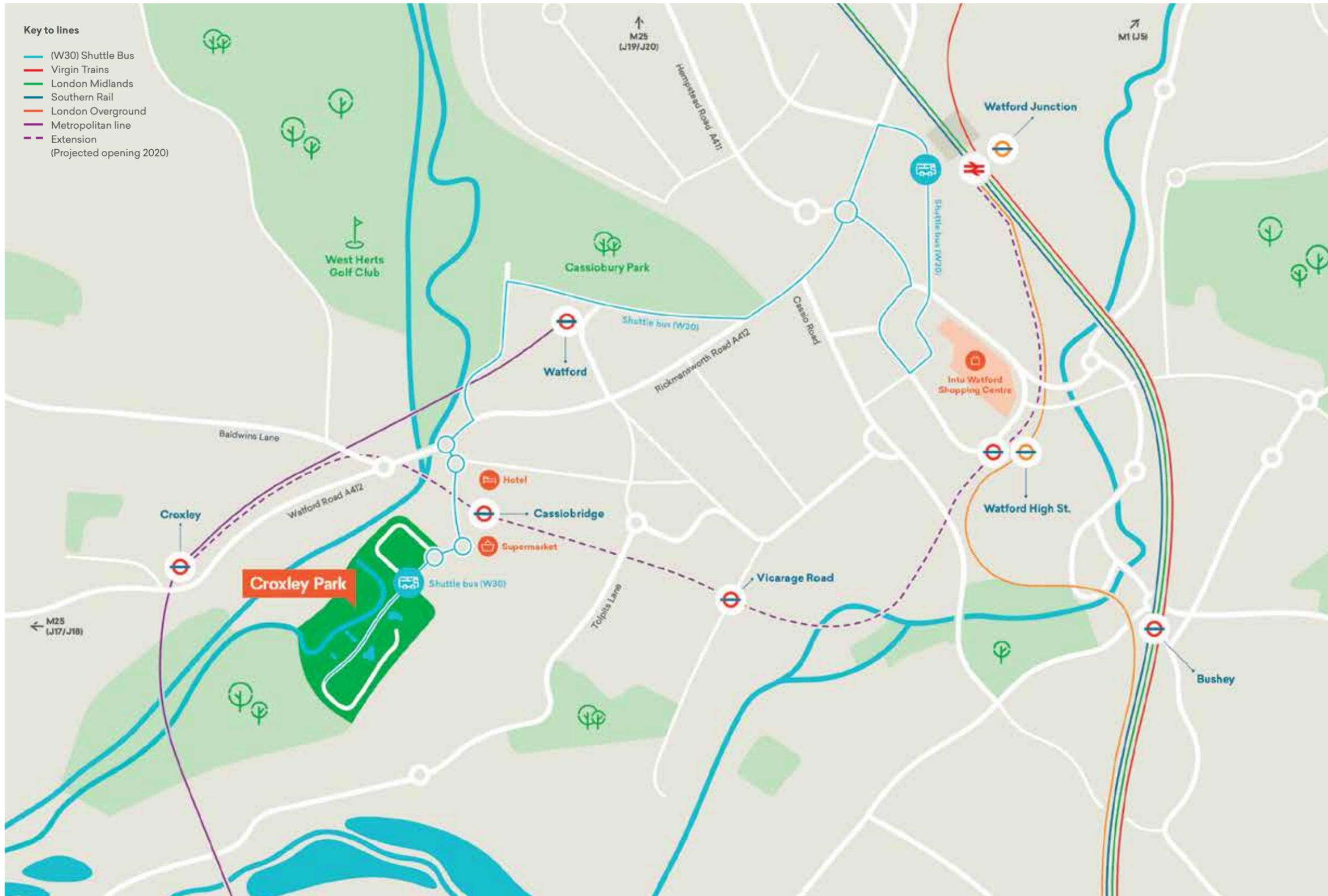
 Cassiobridge Metropolitan Line underground station projected to open in 2020.



- 1 Future developments
- 2 CGI of Building 1
- 3 Architect's sketch of new amenity area



 Local connections



Arrivals & departures

Just two miles from Watford town centre, twelve minutes from the M25 and with an excellent car parking ratio, the Park is ideal for drivers. But it's equally accessible without a car, offering exceptional regional transport links including bus, tube and a free shuttle bus for occupiers. All of which helps you recruit local staff, and keeps you connected with the wider world.

 **Sat Nav:** WD18 8YR



Local connections by road

Watford town centre	1.5 miles
Watford Junction Station	2.0 miles
Watford Tube Station	1.0 miles
Croxley Tube Station	1.1 miles
Cassiobridge Tube Station*	0.3 miles
Croxley Green Premier Inn	0.3 miles
The Grove Hotel/Golf	4.0 miles
Intu shopping centre	2.2 miles



Bus services available from the A412

320	Hemel Hempstead and Rickmansworth
324	North Watford and Rickmansworth
336	High Wycombe via Amersham
352	Hemel Hempstead via Chipperfield
724	St Albans, Uxbridge and Heathrow



Free shuttle bus (W30)

Connecting Croxley Park with Watford Junction rail station. Buses depart every 15 minutes.

* Projected opening 2020. Source: TFL

 Regional connections

London & beyond

We're ideally situated for the capital, with trains to London Euston leaving Watford every 10 minutes with a journey time of 15 minutes. The nearby M25 connects you to the UK motorway network, while simple connections to Heathrow and Gatwick airports offer a handy gateway to the rest of the world.



Airports by car*

Luton Airport	33 min
Heathrow Airport	29 min
Gatwick Airport	66 min



By Underground from Watford**

Kings Cross St Pancras	47 min
Baker Street	41 min
Harrow on the Hill	21 min



By rail from Watford Junction**

London Euston	15 min
Milton Keynes	22 min
Clapham Junction	41 min
Birmingham New Street	69 min

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





Management & agents

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