



Croxley Park



**High quality, contemporary,
flexible office suite,
6,222 sq ft available**

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.

On-site services

Our 20-strong management team provide a 5-star service, and are on site and on hand to take care of everything you need – from business-to-business introductions, to energy saving analysis and recycling tips.

Amenities

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.

Events

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.



Building 7

Outline Spec

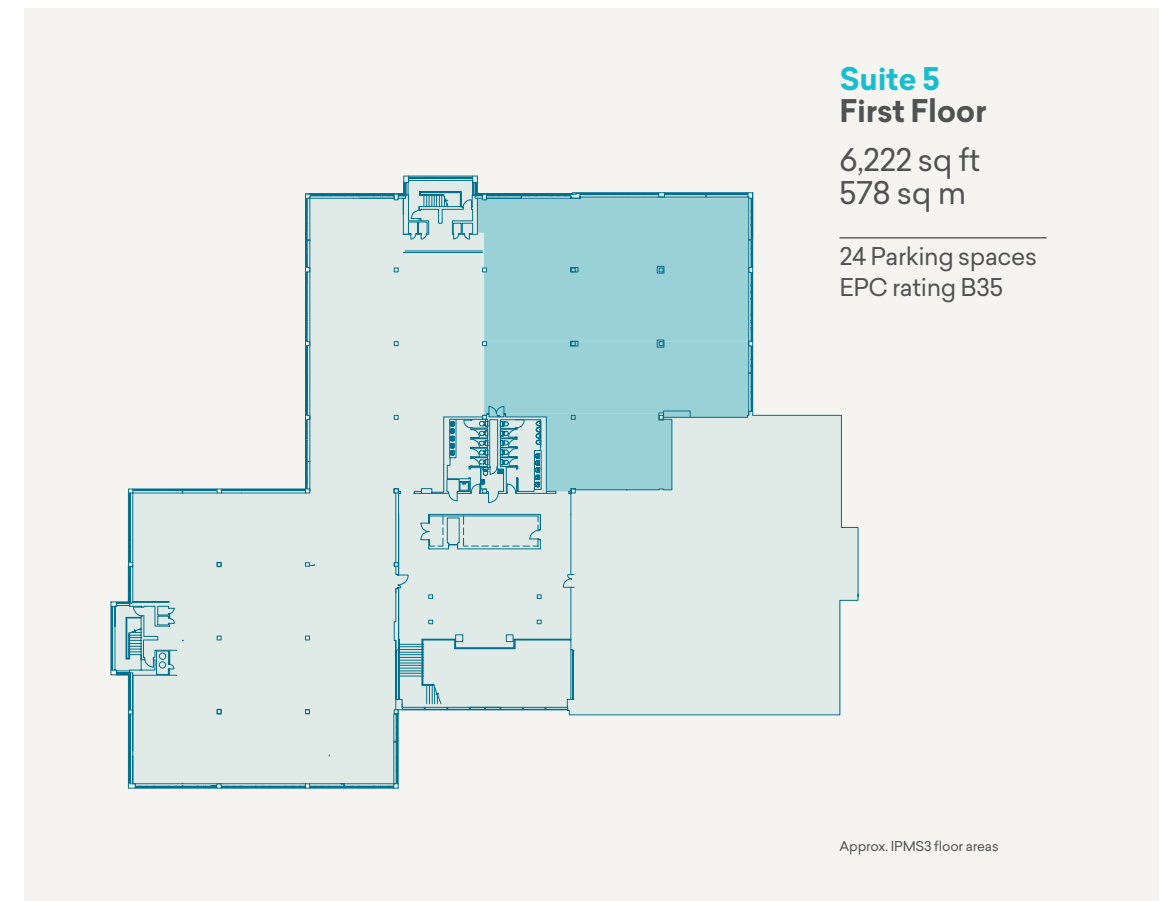
A unique workplace in an established location, Croxley Park offers top-class business support and a wealth of amenities to all its residents.

Building 7 is a modern two-storey office building, providing a Grade A energy efficient working environment, with a full height glazed reception area.

The available suite offers a very good opportunity for a young, dynamic company to join the park community, with the flexibility to grow as the business develops.

- Double height fully glazed reception
- Passenger lift
- Metal tile suspended ceilings
- Metal tiled raised floor
- LG7 compliant lighting with daylight dimming & motion sensors
- VRV heating, cooling & ventilation system
- Reception desk
- Shower facilities
- 24 Parking spaces (1:260 sq ft)
- Rainwater harvesting
- EPC rating B35

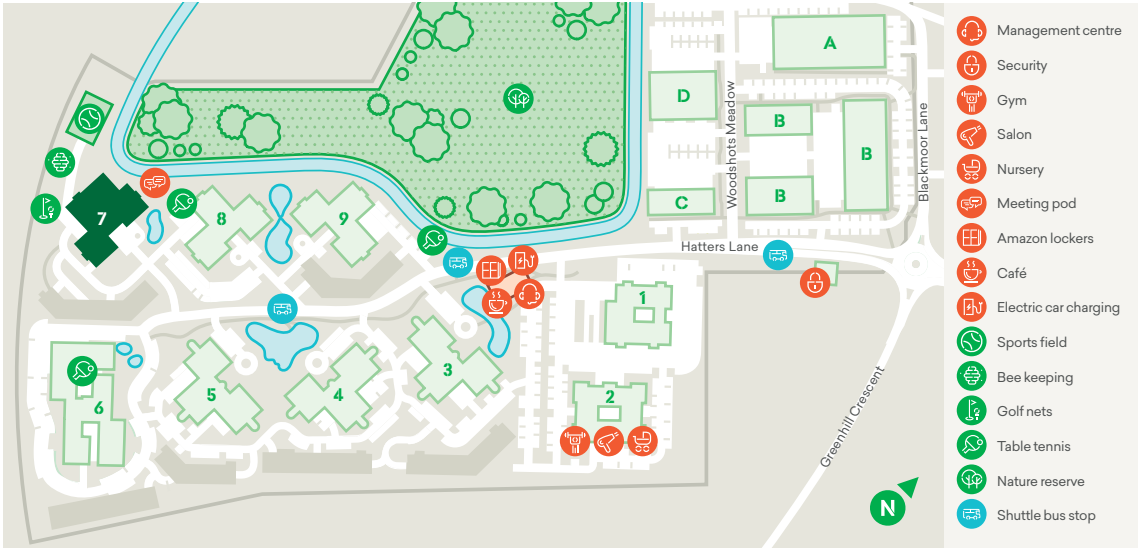
Available space



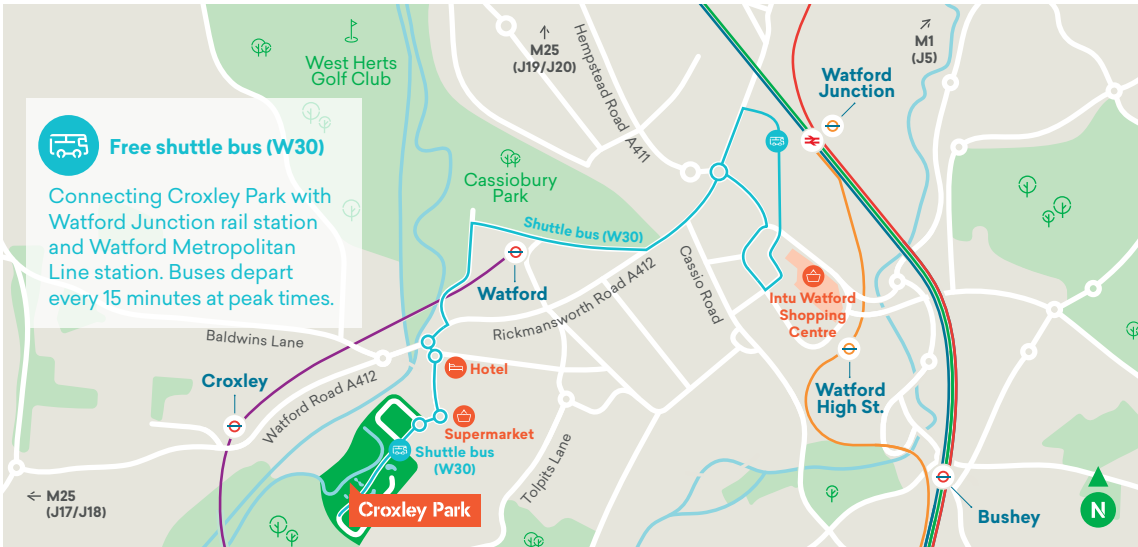


Where you fit in

www.croxleypark.com



Local connections



By rail from Watford Junction*

London Euston	15 min
Milton Keynes	22 min
Birmingham New Street	69 min



By Underground from Watford*

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



Local connections by road

Watford town centre	1.5 miles
Watford Junction Station	2.0 miles
Watford Tube Station	1.0 miles

* Source: National Rail

On-site management & marketing

Sarina Staff

Marketing & Customer Services Manager
 E: sstaff@croxleypark.com
 T: 01923 243022



@croxleypark

Letting agents

Stimpsons

Paul Felton
 E: pmf@stimpsons.co.uk
 T: 01923 252188



Paul Smith
 E: paulsmith@brayfoxsmith.com
 T: 020 7629 5456

Misrepresentation Act 1967: Messrs Bray Fox Smith and Stimpsons for themselves and for the vendor(s) of this property whose agents they are, give notice that 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs Bray Fox Smith and Stimpsons nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Compiled February 2017.