

# Croxley Park



**High quality, modern,  
flexible office suites,  
3,039 sq ft & 4,437 sq ft**

# 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 6

Whatever the size of your ambitions, Croxley Park delivers big business advantages in a space that can adapt to your changing needs.

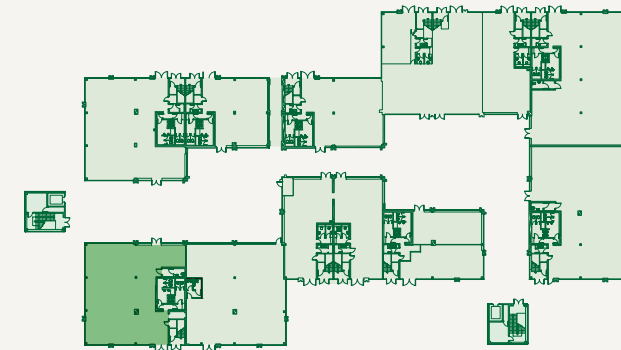
Building 6 is a modern and well kept courtyard scheme, where each suite benefits from its own front door and signage opportunities.

The suites offer a very good opportunity for established businesses or young, dynamic companies who need the flexibility to grow as their business develops.

## Outline Spec

- VRF heating and cooling
- New carpet
- Dedicated WCs in each suite
- Underfloor trunking
- Suspended ceilings with integral lighting
- Communal shower
- Kitchenette in each suite
- Lifts
- Excellent car parking ratio
- Outdoor seating
- Table tennis tables in the courtyard

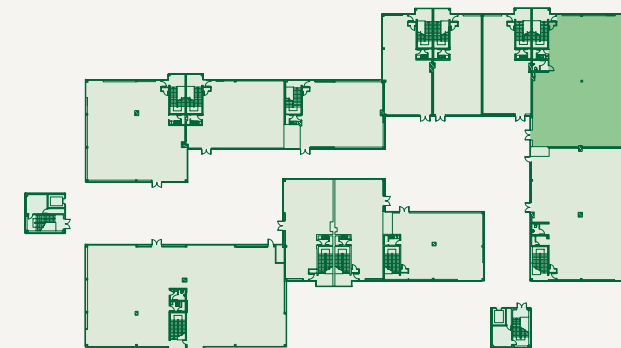
## Available spaces



### Suite 7a Ground Floor

3,039 sq ft  
282 sq m

10 Parking spaces  
Anticipated B EPC rating



### Suite 22 First Floor

4,437 sq ft  
412 sq m

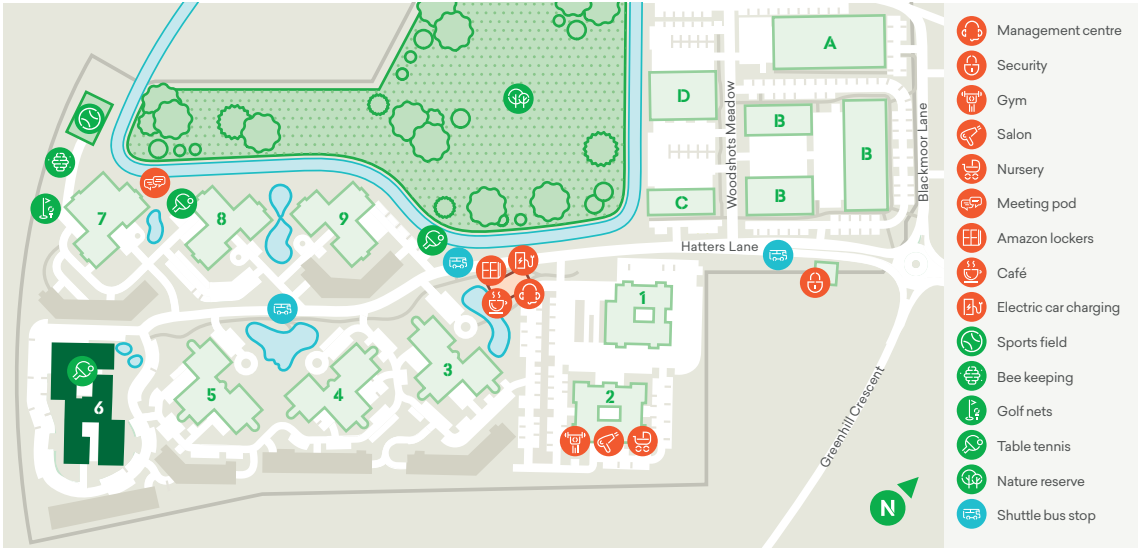
16 Parking spaces  
Fitted and cabled  
EPC rating B36

Approx. IPMS3 floor areas



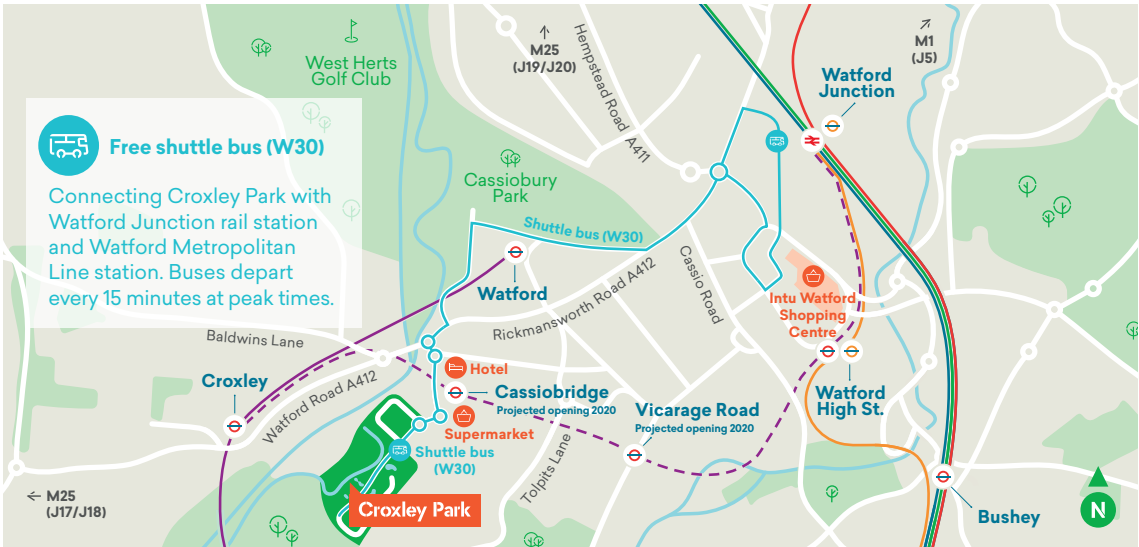
## Where you fit in

www.croxleypark.com



## Local connections

Post Code: WD18 8YR



### 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

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