

# Croxley Park





A woman with short dark hair, wearing a grey sweater over a white collared shirt, is smiling and looking towards the camera. She is in a bright, modern office environment with large windows in the background. The left side of the image has a blue background with a repeating white leaf pattern.

Croxley Park

**More than just  
a place to work**

# Business

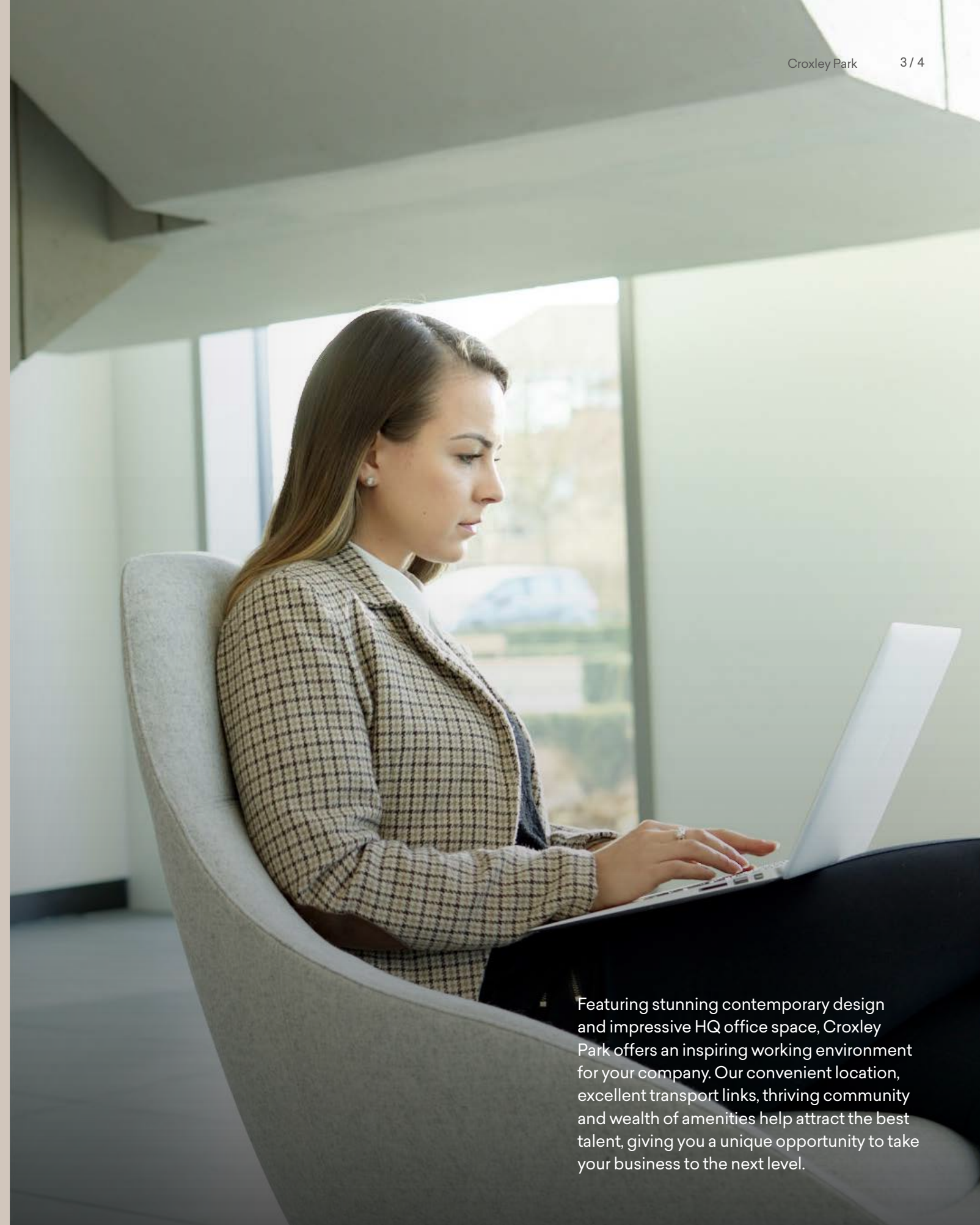
Croxley Park has everything that a thriving business needs. Not only do we continuously invest in the best Grade A office buildings, but we also provide 5-star on site services, accommodating park management and impeccable transport links .

# more

Croxley Park is home to a thriving community of more than 60 companies and 2,400 employees. Our unique atmosphere is built on best-in-class amenities and an exciting events programme, building stronger connections for a better working life.



# Business



Featuring stunning contemporary design and impressive HQ office space, Croxley Park offers an inspiring working environment for your company. Our convenient location, excellent transport links, thriving community and wealth of amenities help attract the best talent, giving you a unique opportunity to take your business to the next level.

We provide more opportunities to more businesses. With our new Grade A 85,000 sq ft building complete, our occupiers have the space to flourish. 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, Corona Energy,  
Glenmark Pharmaceuticals, GBST  
IGT Technology, 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, Kodak and Corona energy have chosen to base themselves here. You can join them – our new building offers 85,000 sq ft of Grade A development, making it the ideal base for a major corporate company.

Space available up to

**85,000** sq ft





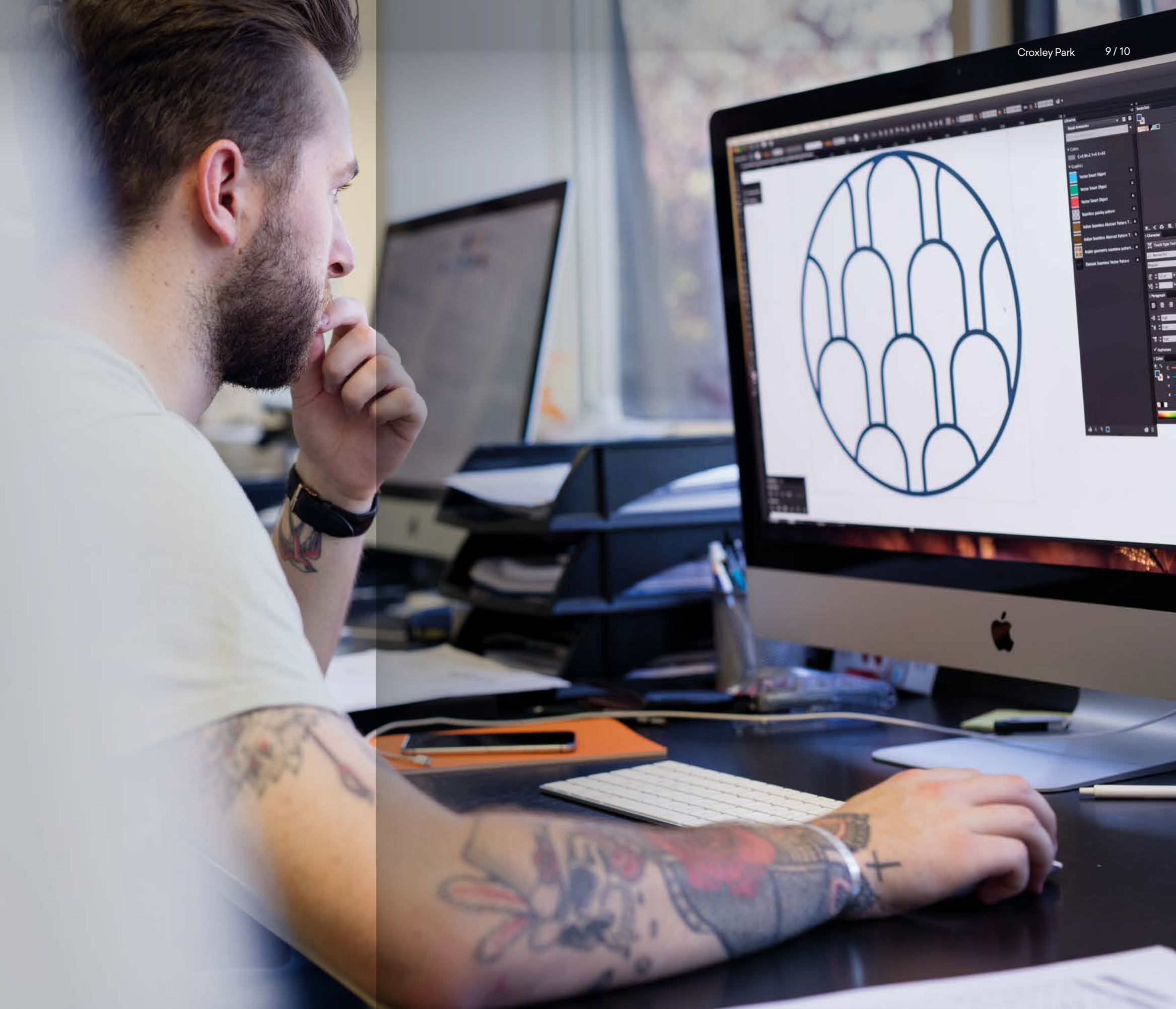
# & ambitious start-ups

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 the chance to scale-up 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





# Success & happiness

From ambitious startups to international corporations, Croxley Park is home to more than 65 companies. We spoke to business leaders to discover the benefits of working here.

1



2

“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



1 Oliver Bourne, Glenmark  
2 Sharon Slavin, IGT

“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.

We also needed a safe, clean and calm working environment for our staff. Our clients and staff appreciate the excellent car parking and access to public transport via the free shuttle bus.

Croxley Park is also a great location for attracting staff, with our people travelling here from the Home Counties, London and Birmingham. 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



# The Park



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, and that's why the Park is set in 75 acres of mature green parkland. Together with our sports fields and on-site nature reserve, this makes Croxley Park the ideal place to work and unwind.



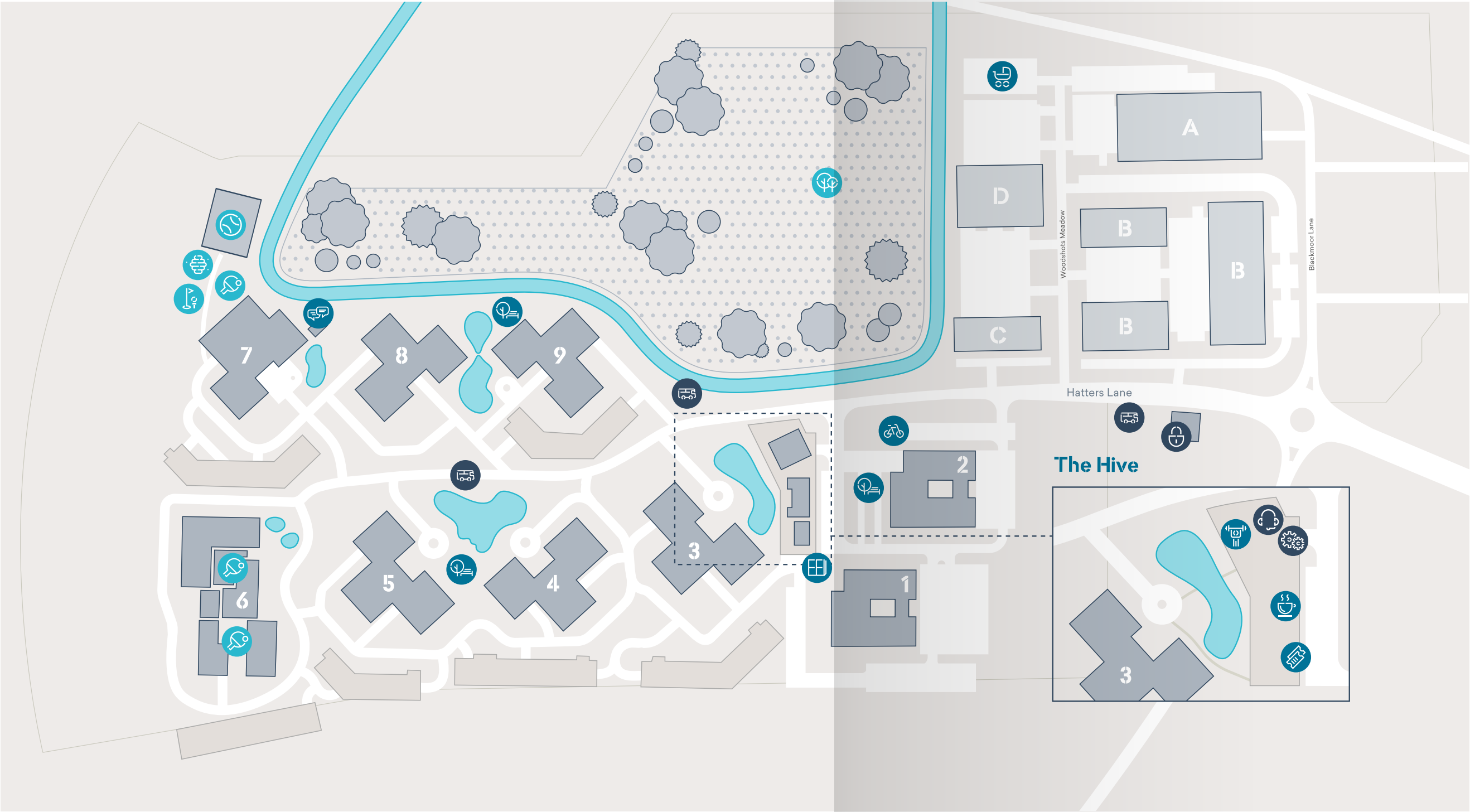
# Green & pleasant

Step outside and enjoy some fresh air. Whether you're relaxing with colleagues at lunchtime, holding an impromptu open air meeting or taking some outdoor exercise, the Park's beautifully landscaped green spaces make the ideal setting for achieving a healthy and balanced working life.





With a variety of Grade A office space, ample parking, relaxing outdoor spaces, a sports field and our new amenities hub The Hive, Croxley Park is the ideal place to work.



Map Key

- Reception
- Park Management
- Security
- Shuttlebus stop
- Gym
- The Barn
- Nursery
- Meetingpod
- Amazon lockers
- Cafe
- Electric car charging
- Outdoor seating
- Sports field
- Bee keeping
- Golf nets
- Table tennis
- Nature reserve

# 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 Welcoming reception
- 2 The management team
- 3 Dan Atkinson, one of our landscaping team





# Sustainable & eco-friendly

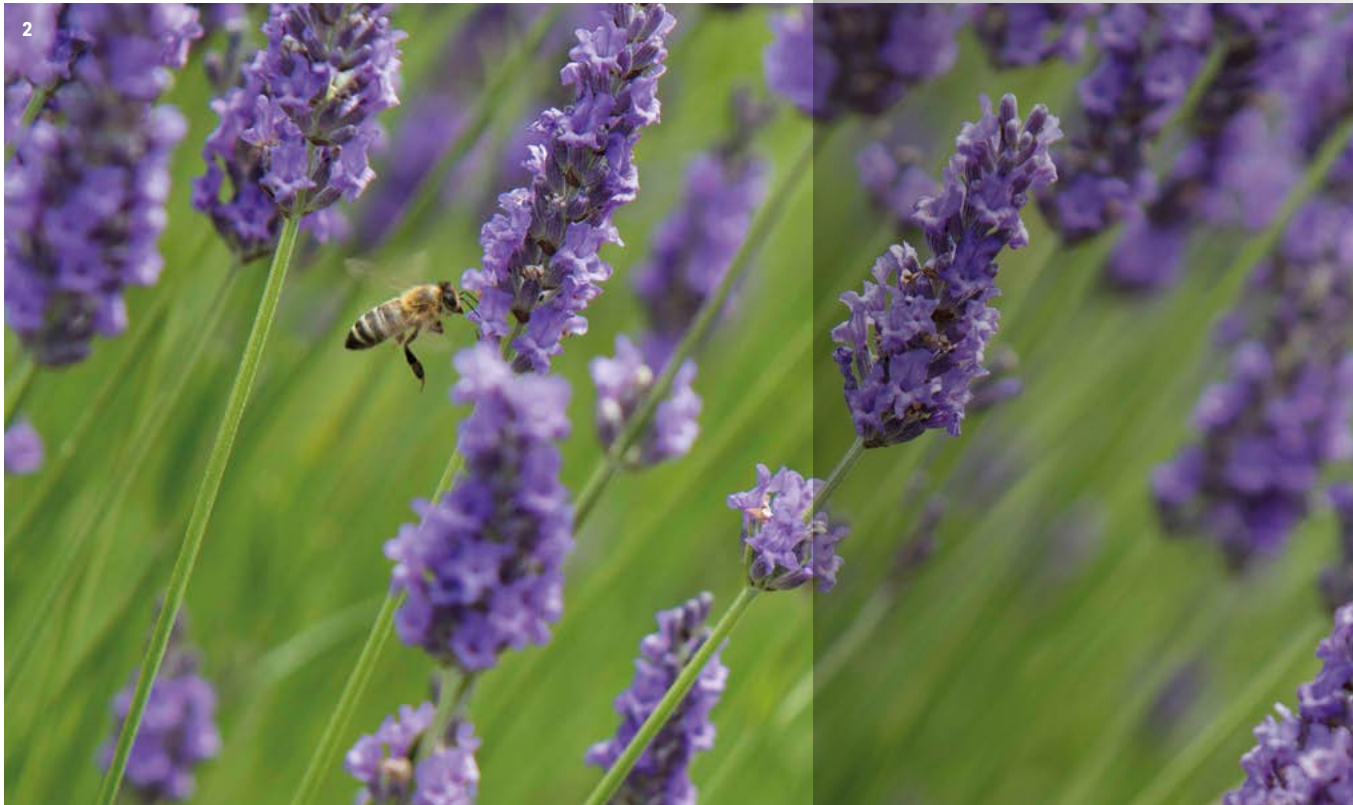
When we say we're green, we really mean it. We take care of everything, from on-site food composting to cardboard baling and rainwater harvesting. We also use renewable energy, provide charging points for electric vehicles, run a park-wide car-sharing scheme, and have designed 80+ bike spaces into our 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 role bees play in our ecosystems.

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.

This is achieved 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 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.



- 1 Beekeeping
- 2 Our green spaces actively encourage biodiversity
- 3 Solar panels
- 4 Electric car charging



# Amenities



For us, the perfect work/life balance means enjoying the best of both worlds, all in one place. In 2019 we created The Hive, our impressive new amenity centre. Featuring a purpose built gym and café, plus new events space 'The Barn', it provides a distinctive hub for our community.



At Croxley Park there's more to life than work. That's why we continuously strive to cater to our occupiers with the best on-site facilities possible.

---

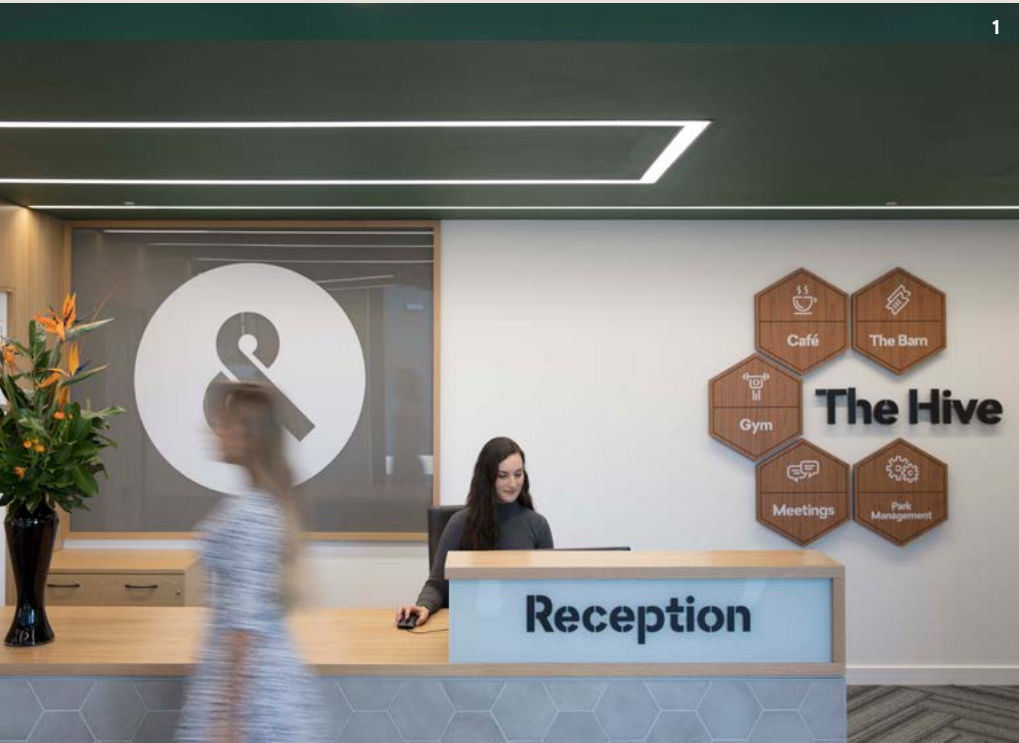
**10,000  
sq ft**

For eating, drinking, exercising,  
relaxing & events.

**Gym, nursery, café, pilates,  
yoga, sports field, events space,  
restaurant, bicycle rental, lively  
events, electric car charging,  
networking, & much more**

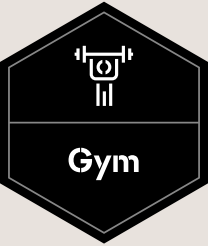


The Hive, is our new purpose-built amenities hub featuring 10,000 sq ft of space for relaxing, playing, eating, drinking and socialising. With its state-of-the-art gym, two storey café and flexible event space, it provides our tenants with the very finest amenities in the area.



1 Reception  
2 The Hive  
3 The Hive Café





Our Anytime Fitness Croxley Park Gym opened in Jan 2019, and is the UK's first 'Generation 2' design for Anytime Fitness, housed in a purpose-built building.

With over 155 clubs in the UK and 4,500 gyms worldwide, our members can access all Anytime Fitness clubs with the same key fob and at no extra cost.

Offering state-of-the-art equipment, 24/7 access, and private showers and changing facilities, the Gym provides a busy schedule of group fitness classes and the perfect environment for your own personal training regime.

1 The Gym at twilight  
2 A workout overlooking the lake  
3 Latest professional equipment





- 1 Lunch at the Café
- 2 Café counter, serving a variety of food and drink options
- 3 Outdoor café seating
- 4 An ideal meeting point



Our impressive, two storey café has wonderful views across the lake, and makes the perfect setting for an informal meeting or a catch up with friends. And with full WiFi connectivity throughout the venue, it's ideal for a change of scenery when you need to get away from your desk.

Our daily menu features tried-and-tested favourites, with delicious hot food, fresh salads and hot snacks. Our chefs are committed to providing fresh, seasonal and regionally sourced food. And along with the irresistible flavours, you'll also notice great savings compared to high street prices.





Our flexible event space is a blank canvas that can be creatively adapted and decorated for any event, no matter the weather. Open since March 2019, this purpose built space, has been used extensively by our occupiers, and its sheer versatility has proved highly popular with everyone in the Park.

We provide a varied schedule of events for all Park occupiers, making the most of our amazing setting and amenities, and strengthening our sense of community.



- 1 The Hive launch
- 2 The Barn
- 3 Circus event
- 4 Oktoberfest event





- 1 Cycle hire
- 2 Meeting pod
- 3 Beekeeping
- 4 Crèche
- 5 Amazon Lockers
- 6 Car service



# & everything else

**Cycle Hire**  
Ideal for some lunchtime exercise or a quick shopping trip into town, we have 30 bikes on-site. You and Your staff are free to glide your way along the many designated cycle routes that intersect the beautifully landscaped Park and nearby nature reserve.

**Meeting Pod**  
We provide a dedicated Meeting Pod for companies located on the Business Park to use free of charge. The Pod is conveniently located between Buildings 7&8, overlooking the water feature. It's the ideal location in which to host any formal or informal meeting.

**Beekeeping**  
Bees are under threat and numbers are reducing across the UK. At Croxley Park we have our own colony of bees, and do our bit to protect these precious insects. They not only benefit the environment, but also produce wonderful honey for employees to purchase in The Hive Café.

**Crèche**  
Boys and Girls Nursery is a 72 place, OFSTED registered, family-run nursery for 3 month to 5 year olds. Your employees benefit from a 10% discount, and can drop off their children knowing they'll be extremely well looked after, in a stimulating, fun and supportive environment.

**Amazon Locker**  
Croxley Park has its own Amazon Locker, located next to the Marketing & Management suite, opposite the bus stop. Here you can receive or return your Amazon parcels; once your parcel is delivered you'll receive an e-mail notification with a unique pickup code.

**Croxley Direct**  
Croxley Direct is our impressive Mercedes vehicle that seats up to 7 people and is dedicated to getting you, your visitors and colleagues wherever you need to be and back again!



# Shop, dine & explore

Croxley Park is located on the edge of Watford town centre and enjoys a range of local amenities on its doorstep, from shopping and sports to arts and culture.





Watford is a busy retail hub, and the town's local shopping centre Intu Watford is currently undergoing a £180 million redevelopment. As well as the addition of many new fashion, beauty, food and leisure stores, the redevelopment also provides a brand new nine-screen IMAX Cineworld cinema.

Sports and leisure pursuits are well catered for locally, with Premier League football at Watford FC, and excellent golfing facilities at The Grove and West Herts golf courses. Nearby Cassiobury Park features sports facilities, a nature reserve with wetlands, and hosts a regular Park Run that is proving popular with the local fitness community.



- 1 Bill's Restaurant
- 2 The Parade
- 3 Intu Watford Shopping Centre
- 4 New Watford Market
- 5 The Cricketers Pub
- 6 Wagamama

The town's thriving arts and culture scene includes The Pump House, and the well regarded Watford Palace Theatre which opened in 1908 and has been entertaining local audiences ever since. With Watford Junction providing regular mainline rail links to London in addition to the Metropolitan Line, the capital's bright lights are within easy reach.



# Events

Croxley Park has an ever-changing programme of events throughout the year as well as unmissable one-offs. From the annual Summer Fête to sports days and marathons, there's something for everyone to enjoy.

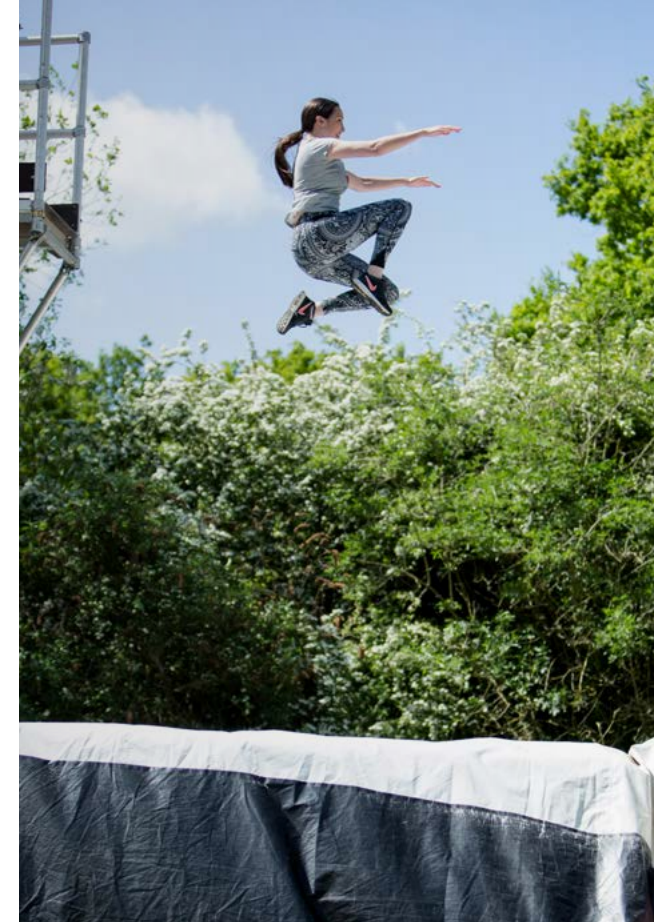
To top it off, our newly built events space, The Barn, offers the perfect opportunity to host private events, do some networking, and grow your business.







1



3



2

4



5

## 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 our occupier businesses together in a unique community, and gives you the chance to build your team and let off some steam.

- 1 The Circus
- 2 Sports day event
- 3 Corporate event
- 4 Summer Fête
- 5 Worldcup



# Connections

Wherever you're coming from, and however you're getting here, Croxley Park makes travelling to work easy. The proximity of both the M25 and London Underground and Overground stations means the Park is accessible both by car and public transport, providing excellent connections to the whole country.





# Here & there

Our Croxley shuttle bus provides a fast and free link to nearby Watford Junction where you can reach London Euston in just 15 minutes, as well as locations further afield. If you fancy something more private our on-site car service is available to all occupiers. However you travel, we aim to make your daily commute as easy and as comfortable as possible.



- 1 Car hire service
- 2 Croxley Shuttle
- 3 Shuttle bus-stop
- 4 Regional & national rail services



# 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.



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

Key to Ivines

- Virgin Trains
- London Midlands
- Southern Rail
- London Overground
- Metropolitan line





# Planes, trains & automobiles

05

railways lines

serving Watford Junction and Croxley Railway stations  
(Source: Transport For London)

10

minutes

frequency of trains to London Euston from Watford Junction  
(Source: National Rail)

15

minutes

by train from Watford junction rail station to London Euston.  
(Source: National Rail)

## Journey times by rail



15 mins  
London Euston



22 min  
Milton Keynes

25 mins  
Wembly Central



41 mins  
Clapham Junction  
-  
Baker Street



47 mins  
Kings Cross St Pancras



57 mins  
Liverpool Street



69 mins  
Birmingham  
New Street

## Journey times by road



12 mins  
M25 (J18)

15 mins  
M1 (J5)



29 mins  
Heathrow Airport



33 mins  
Luton Airport



66 mins  
Gatwick Airport

## Local connections by road



0.3 miles  
Croxley Green  
Premier Inn



1.0 miles  
Watford Tube Station



1.1 miles  
Croxley  
Tube Station



1.5 miles  
Watford Town Centre



1.6 miles  
Watford  
General  
Hospital



1.7 miles  
Vicarage Road Stadium



1.5 miles  
Watford  
Junction  
Railway  
Station



2.2 miles  
Intu Shopping Centre



2.8 miles  
Watford  
Palace Theatre  
-  
New Watford  
Market

0.5 miles

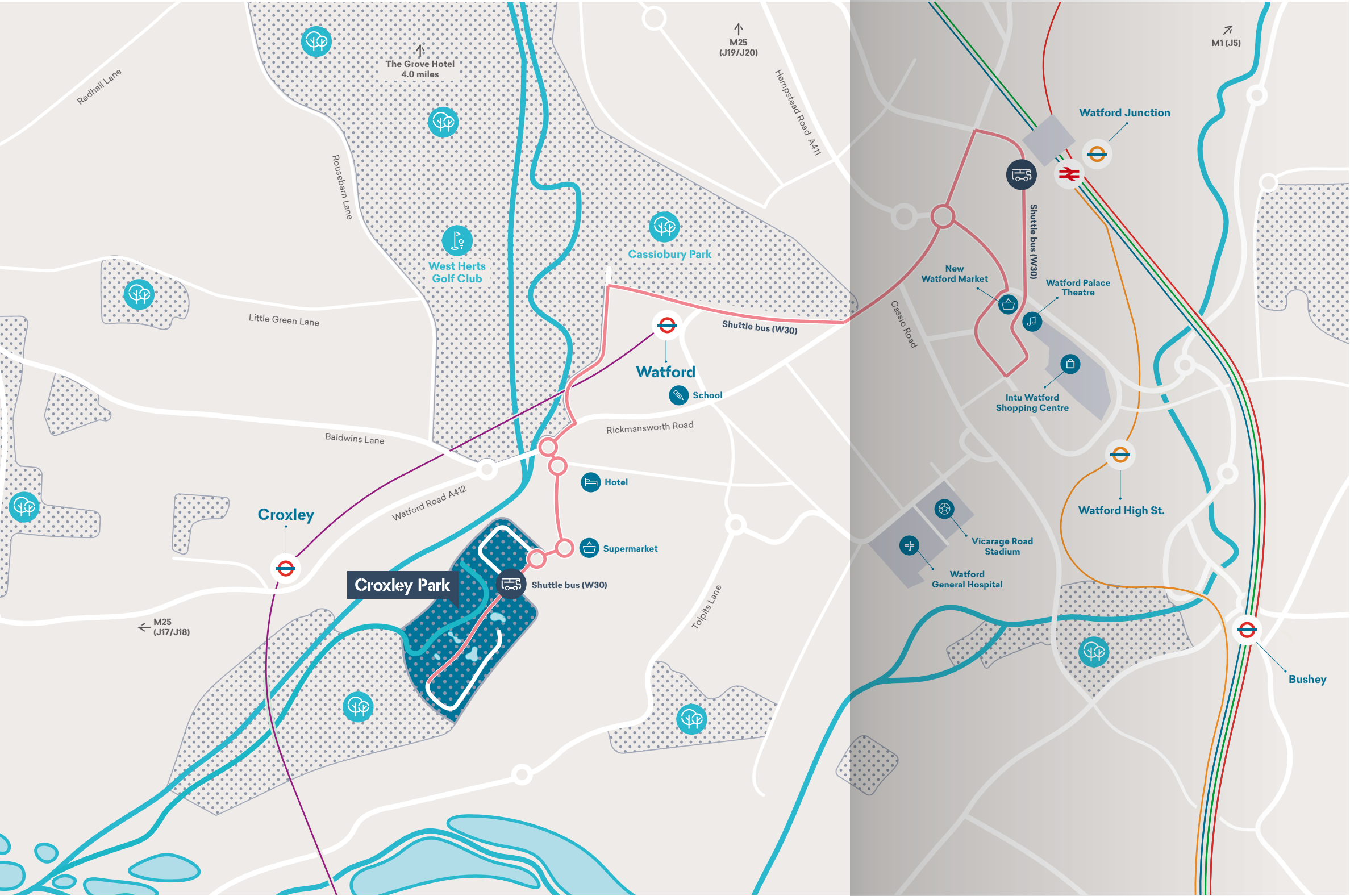
1.0 miles

1.5 miles

2.0 miles

2.5 miles





# 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



## 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 at peak times, and every 30 mins throughout the day. Journey time to Watford Metropolitan Line 5 mins and Watford Junction rail 13 minutes.

## Key to lines

- Virgin Trains
- London Midlands
- Southern Rail
- London Overground
- Metropolitan line
- (W30) Shuttle Bus





Contact

# Management & agents

---

## On-site Park Management Team

### Sarah Molloy

Social Media, Communications  
and Management

T: 01923 252 961

M: 07789 752 637

E: [smolloy@croxleypark.com](mailto:smolloy@croxleypark.com)

---

## Connect with us



@croxleypark



Download our app  
from the App Store

---

## Agents

# CBRE

### Peter York

E: [peter.york@cbre.com](mailto:peter.york@cbre.com)

T: 020 7182 2491

[cbre.co.uk](http://cbre.co.uk)

# bray fox smith

### Paul Smith

E: [paulsmith@brayfoxsmith.com](mailto:paulsmith@brayfoxsmith.com)

T: 020 7629 5456

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

# Stimpsons

### Paul Felton

E: [pmf@stimpsons.co.uk](mailto:pmf@stimpsons.co.uk)

T: 01923 252188

[stimpsons.co.uk](http://stimpsons.co.uk)