Croxley Park

Blackmoor Lane

The building

Business & more

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

Blackmoor Lane comprises a full height warehouse with 2-storey offices.

1

3

35,000

Over 35,000 sq ft of space available in Blackmoor Lane

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1 Industrial entrance
2 Blackmoor exterior
3 Main entrance
4 Free shuttle bus
5 Blackmoor exterior
6 Blackmoor loading

Availability

Available spaces

Unit 1

Ground Floor Warehouse	12,252 sq ft	(1,138.2 sq m)
Ground Floor Offices	11,459 sq ft	(1,064.6 sq m)
First Floor Warehouse	11,459 sq ft	(1,064.6 sq m)
Total	**35,170 sq ft**	**(3,267.4 sq m)**

85 Parking spaces
EPC rating C58

Approx. Gross internal floor areas

AWAITING PLAN

Outline Spec

- 6.6m eaves
- Self-contained loading area to rear
- Includes approximately 22,900 sq ft of 2-storey offices
- Air conditioning to offices
- Lift
- 85 car parking spaces
- Attractive business park location

Indicative office refurbishment

Green & pleasant

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. That's why Croxley Park is set in 75 acres of mature green parkland. This, together with sports fields and an on-site nature reserve, gym, cafe and events barn makes Croxley Park the ideal place to work and unwind.

75

75 acres of green space for employees to enjoy.

The Hive

Eat, drink & play

Our brand new, purpose built amenities hub, The Hive, features 10,000 sq ft of space for relaxing, playing, eating, drinking and socialising. Complete with a state-of-the-art gym, a two storey café and flexible event space our tenants have access to the best amenities in the area.

1

2

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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.

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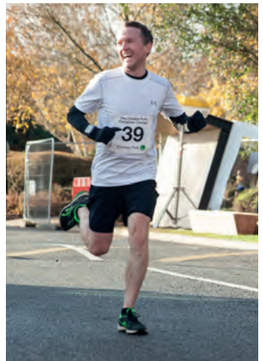
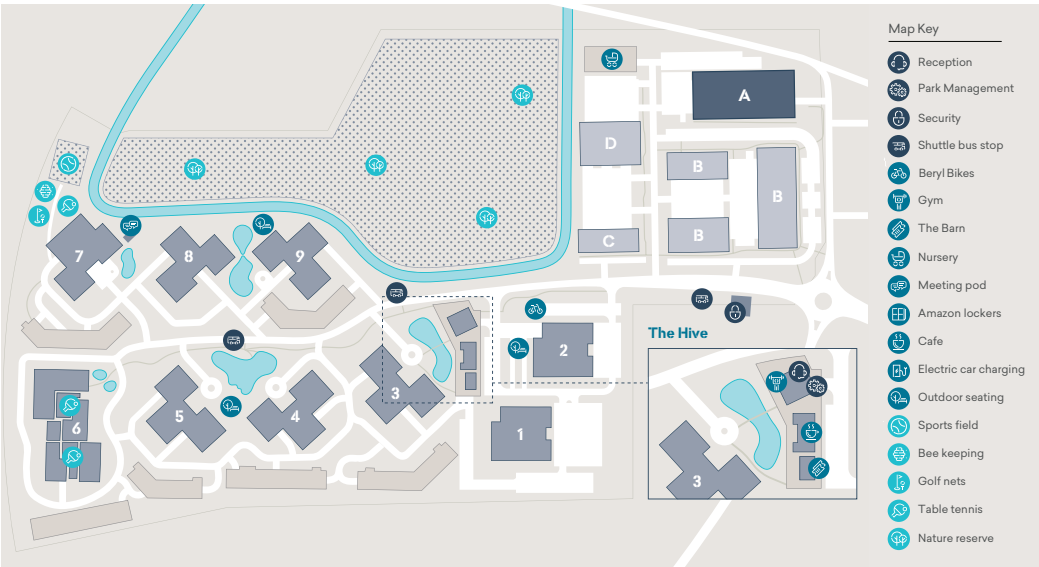


1 The Hive Café
2 Outdoor seating
3 Anytime Fitness Gym
4 The Hive
5 Croxley Park Scooters
6 Beryl Bikes
7 Outdoor Cinema
8 Star Events 10K run

Connections

Here & there

Where you fit in



Travel times

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

Free shuttle bus (W30)

Connecting Croxley Park with Watford Junction rail station and Watford Metropolitan Line station. Buses run all day and depart every 15 minutes at peak times.

Local Connections

On-site management & marketing

Sarah Shippey
Marketing & Customer Services Manager

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T: 01923 252961

Croxley Park App available at app store/google play

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Letting agents

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