Croxley Park

6 Woodshots Meadow

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.

Woodshots Meadow offers 10 self-contained warehouse units with 2-storey offices and parking to the front and rear loading. Croxley Park is a prestigious business park with an excellent range of amenities including a waterside café, gym and children's nursery.

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1 Woodshots Meadow
2 Building entrance
3 Free shuttle bus
4 Building entrance
5 Loading bay
6 Industrial entrance

6

Availability

Available spaces

6 Woodshots Meadow

Ground Floor Warehouse	5,352 sq ft	497.22 sq m
First Floor Offices	1,259 sq ft	116.96 sq m
Ground Floor Offices	1,114 sq ft	103.49 sq m
Total	**7,725 sq ft**	**717.68 sq m**

17 Parking spaces
EPC rating C(66)

Approx. Gross internal floor areas

Outline Spec

- 2-storey floor offices at front
- 17 parking spaces
- 6.9m eaves height
- Roller shutter loading door
- Attractive business park location
- 24/7 security

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, café 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.

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

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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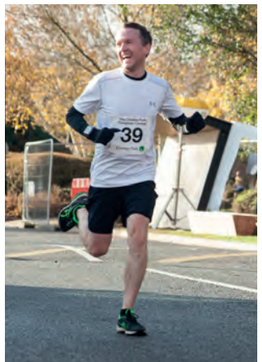


Connections

Here & there

Travel times

By rail from Watford Junction*

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

By Underground from Watford**

Harrow-on-the-Hill	**21 min**
Baker Street	**41 min**
Kings Cross St Pancras	**47 min**
Aldgate	**58 min**

Local connections by road***

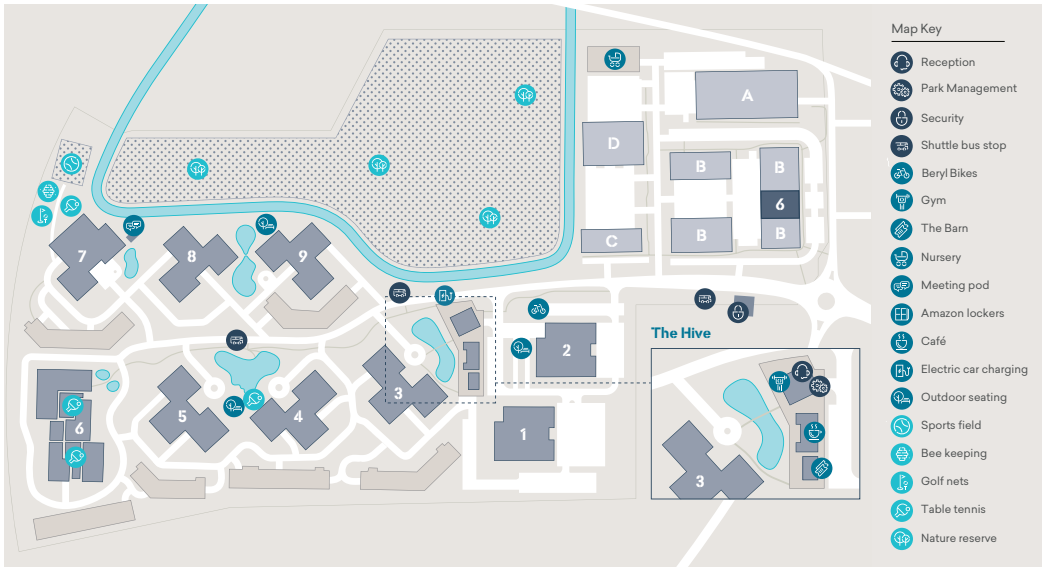
Watford town centre	**1.5 miles**
Watford Tube Station	**1.0 miles**
Watford Junction Station	**2.0 miles**

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

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.

Where you fit in



Local Connections

Postcode: WD18 8YS

On-site management & marketing

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Marketing & Customer Services Manager
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Croxley Park App available at app store/google play

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Letting agents

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bray fox smith

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