

Croxley Park



# Building 1

# 1

Building 1 is an exceptional new HQ office with 43,000 sq ft of Grade A space available.

This includes individual floorplates of up to 20,000 sq ft or part floorplates from 9,250 sq ft. It's located at the heart of Croxley Park, a relaxing haven, thriving business community and well connected hub that's home to a number of prestigious international companies.

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2

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# Business



Featuring stunning contemporary design and impressive HQ office space, Building 1 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.







# Brighter & bolder

**Our Grade A HQ office currently has availability up to 43,000 sq ft, with individual floorplates of up to 9,250 sq ft. Spread over four floors, Building 1 features a stunning quadruple-height reception and atrium, multi-storey car park and secure cycle and motorbike store. It boasts excellent environmental credentials and energy efficiency (EPC A25).**























# Space

Designed to Grade A specification, Building 1 exhibits the finest quality and detailing throughout. Excellent use of natural light includes floor to ceiling glazing, a four storey central atrium and an impressive quadruple height reception. A new multi-level car park provides a parking ratio of 1:290 sq ft, with separate secure cycle storage for 84 bikes.

















# Details







- 1 Shower & storage area
- 2 Feature staircase
- 3 Bathrooms
- 4 Reception



**INTERIOR FINISHES**

The interiors, bathrooms, showers and changing facilities are fitted out to an exceptional standard, featuring the high quality finishes that modern business requires.







- 1 Multistorey car park
- 2 Car charging point
- 3 Cycle storage

**PARKING, CHARGING & BIKES**

With 218 parking spaces (+5 disabled) in our multistorey car park, electric charging points and 84 bicycle spaces, however you travel we aim to make your daily commute as easy and as comfortable as possible.














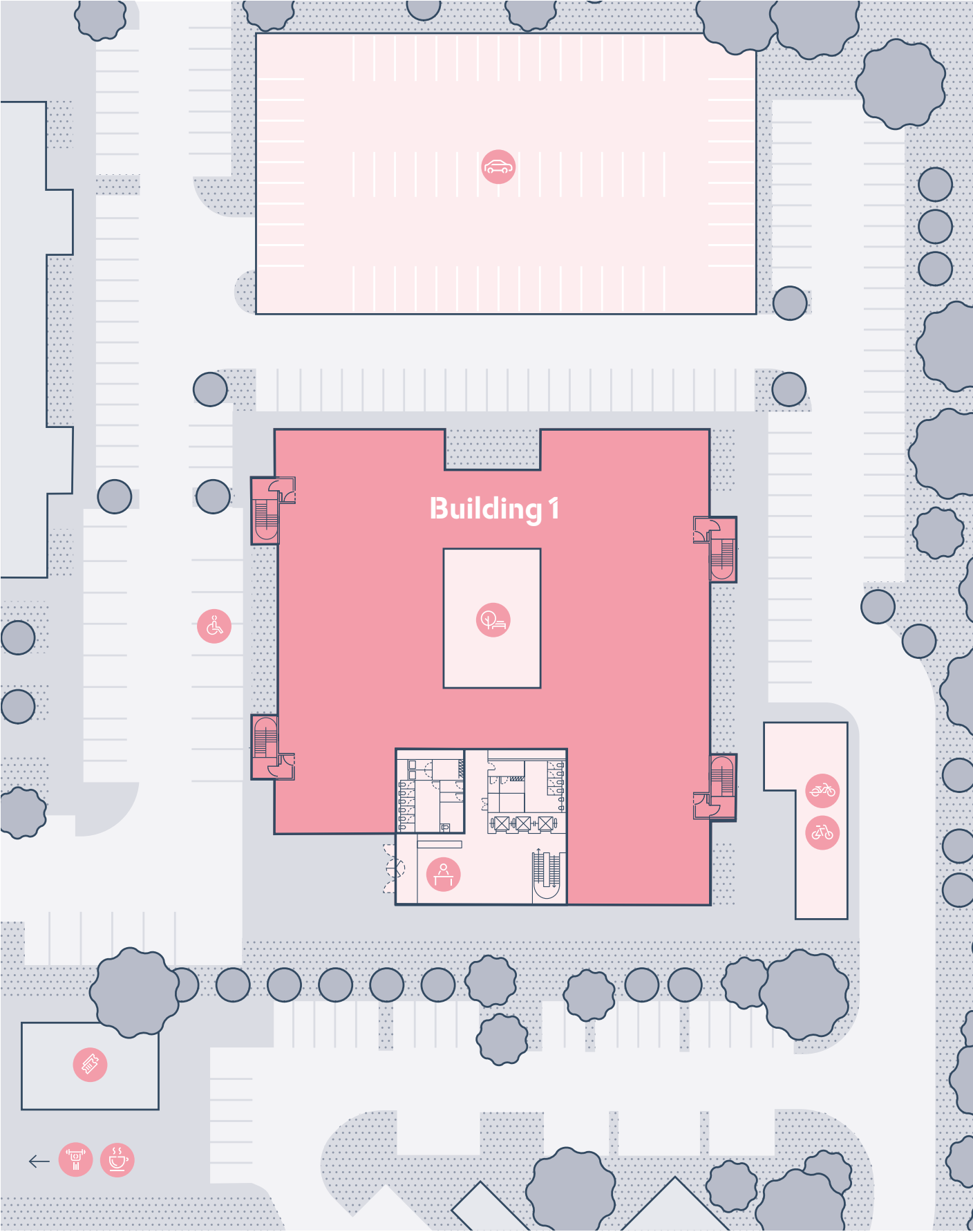
# Availability & floorplans

Schedule of areas (IPMS3)	Sq m	Sq ft
3	Let to Signet	
2	Let to DLL	
1	1,889	20,331
G	2,070	22,277
Total	3,959	42,608

Part floors are available from 9,250 sq ft as shown on following page.

## Site Plan Key

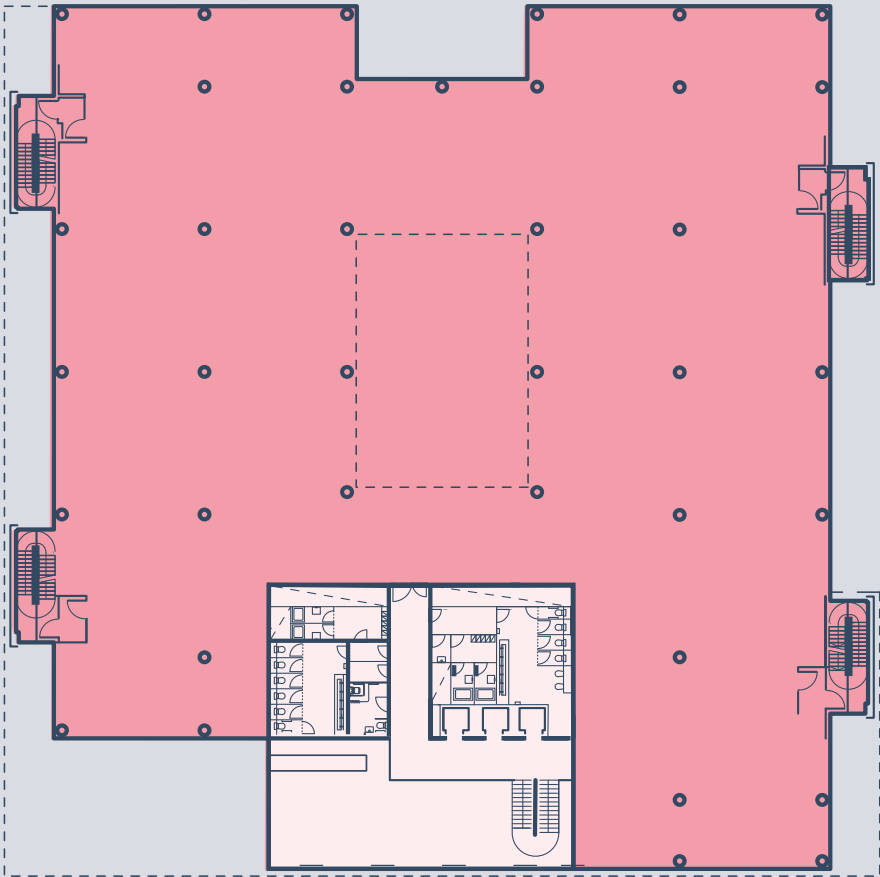
-  218 Parking spaces
-  12 Motorcycle spaces
-  Café at The Hive
-  5 Disabled parking spaces
-  Atrium
-  Gym at The Hive
-  84 Cycle spaces
-  Quadruple height reception
-  Events at The Hive





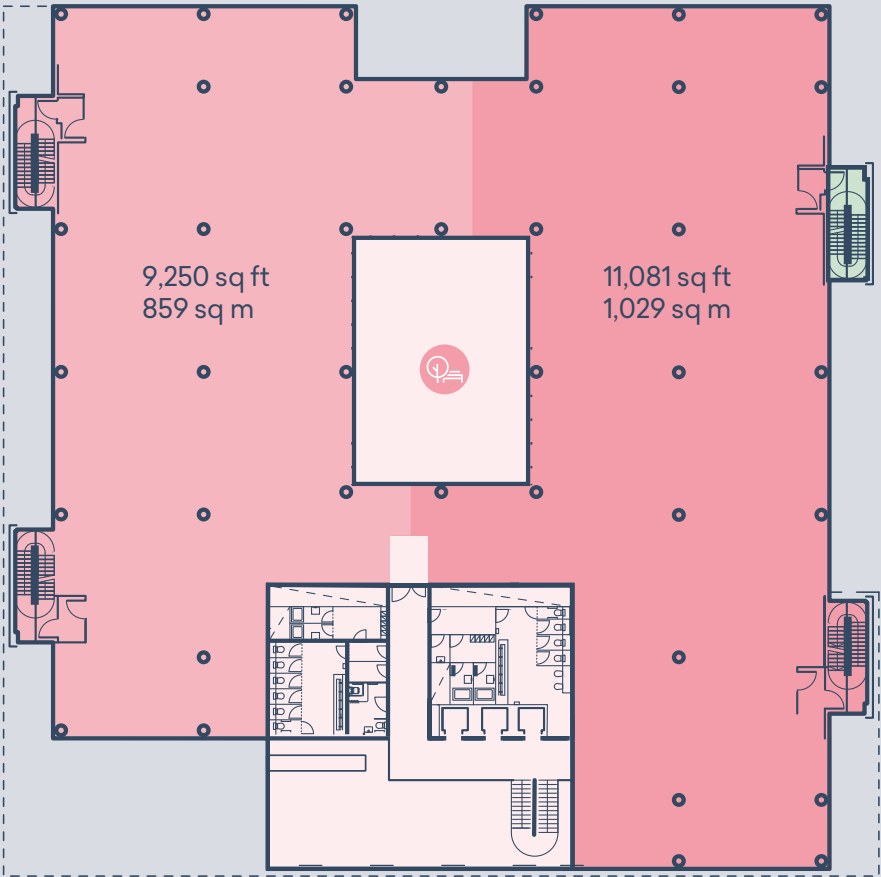


**G** 2,070 sq m / 22,277 sq ft



**1** 1,889 sq m / 20,331 sq ft

Split floorplates available  
859 sq m / 9,250 sq ft  
1,029 sq m / 11,081 sq ft





# Specification & details

Designed and constructed to the highest quality standards and attention to detail, Building 1 is an exceptional office development with a contemporary vision.

 **Grade A Specification**

 **4 Storey Atrium**

 **Landscaped Gardens**

 **EPC A25**

 **BREEAM Very Good**

 **Quadruple height Reception**



**Construction**

- Entrance doors feature a 2.8m tall revolving door with a glass top and two pass doors on each side for disabled access.
- Concrete frame with solid slab.
- Curtain walling system with glazed metal insulated spandrel panels and gebrik panels.
- Windows of polyester powder coated thermally broken frames. The reception glazing is capless and full height.
- Full height atrium with full height glazing on all upper floors. At roof level the atrium is enclosed with a glass roof.
- Articulated brick to the circulation stairs.
- Occupancy density: 1 person per 8 sq m for building services and WCs.
- Division module: 1500mm.
- Designed for fully independent occupation on a floor-by-floor basis with the capacity for further occupier subdivision.



**Reception**

- Mat well to all entrances, with architect designed reception desk.
- Reception staircase is concrete with circulation cores in steel, with a concrete finish.
- Specialist feature lighting.
- Large format porcelain floor tiles with carpet in the seating area.



**Lifts**

- 3×13 person passenger lifts serving the reception to second floor with group collective controls.
- Finish includes illuminated ceiling, golden steel panels, side rails and mirror. The floor is tiled to match the reception.



**Internal Doors**

- Solid hardwood door frames with solid core doors veneered with smoked oak.



**Ceilings and Lighting**

- Office areas feature SAS 330 metal ceilings with square ultra micro perforated lift out tiles with white metal T supports and plaster board margins to external walls.
- Ceiling height is 2.8m above the raised floor. Energy efficiency LED lighting.



**Floors**

- Office floors raised with 150mm overall clear, using 600x600 mm fully encapsulated panels on an adjustable steel pedestal system.



**Air Conditioning**

- 3 pipe VRV/VRF fan coil air conditioning system. Supply air perimeter zones by continuous perimeter linear slot diffusers and central zones, with diffusers in ceiling.



**WCs**

- Floor to ceiling height 2.5m.
- Porcelain tiled floor.
- Plasterboard ceilings.
- Custom built hand basins/ troughs with composite material.
- White glazed sanitary ware with full height cubicle partitions.



**Cycle and Showers**

- On each floor located in the main core:
- 4 standard shower + 1 for disabled users per floor, cubicles on each floor with fold down bench.
  - Porcelain tiled walls and floor.
  - 84 lockers.



**Sustainability**

- BREEAM Very Good.
- EPC A25.
- Insulation Value: equal or better than Part L.



# Green & sustainable

At Croxley Park we're proud to be green. For more than five years the Park and our occupier businesses have sent zero waste to landfill. Also almost 80% is currently recycled. Our award-winning sustainability schemes generate income that goes straight back into the service charge, lowering our occupiers' occupation costs.



### Efficient and Renewable Energy

Over the last three years, all new builds and refurbishments on the Park have achieved EPC A25. We use renewable energy, and the new developments will have photovoltaic panels.

### On-site Cardboard Baler

We recycle all cardboard from the Park into bales, which we then sell to a local paper recycling facility for pulp. This generates around £1,000 per annum profit for the service charge.

### Honey Bees

We manage five hives on the Park and our bees are thriving. They produce wonderful honey and educational opportunities for our local schools, and we're helping protect their dwindling numbers.

### Car Sharing

Our dedicated car sharing site matches users' journeys and radio preferences.

### Electric Car Charging

Many occupiers have electric cars, while some companies supply them for their staff.

### Rocket Composter

We use an accelerated composter for all food waste from every Park occupier, and this compost is then used in our landscaping.

### Cycle Storage

Secure and covered cycle storage is provided throughout the park.

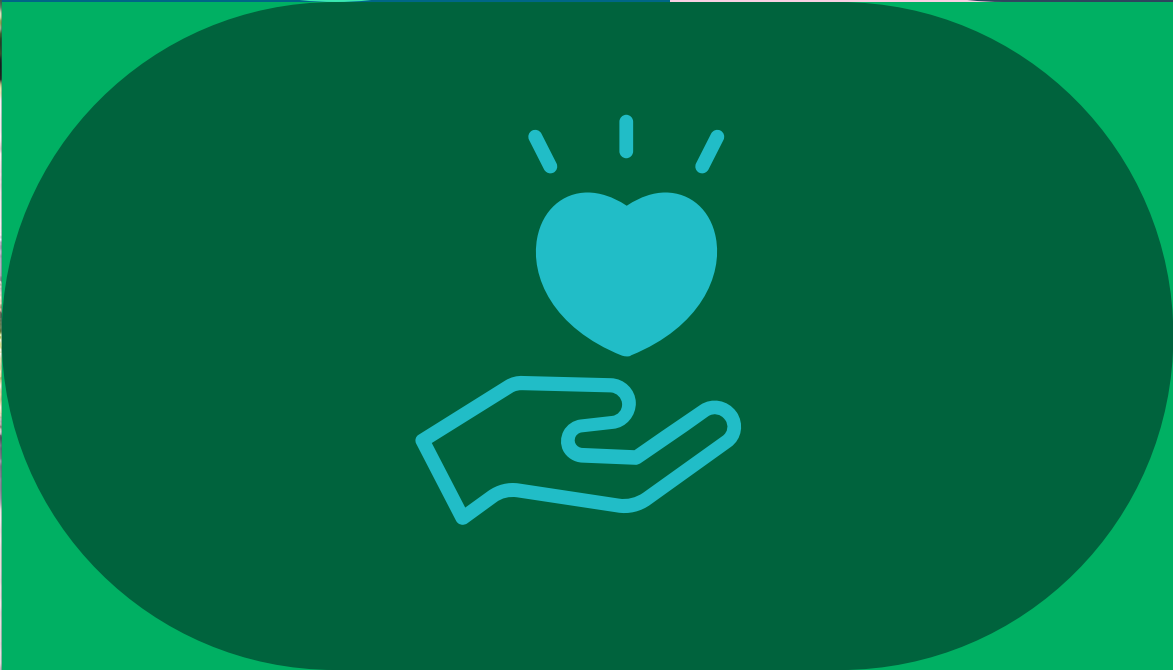
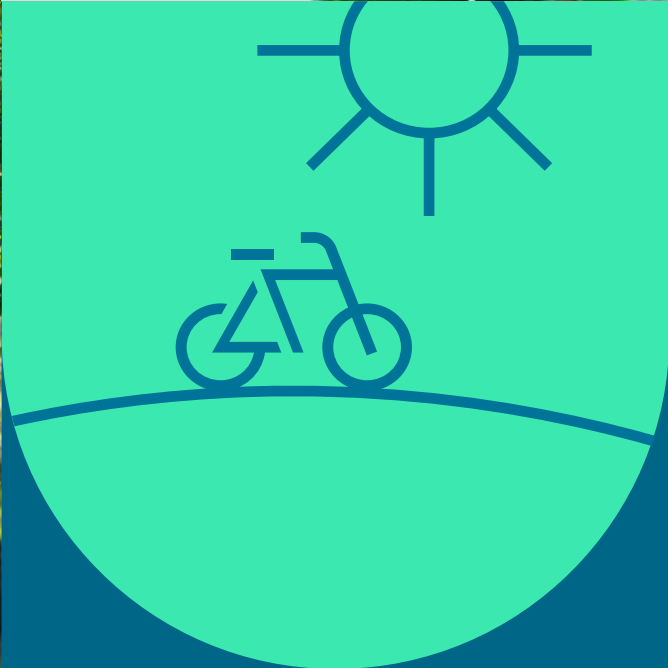


- 1 Cycle storage
- 2 Electric car charging point
- 3 Beekeeping





# Planet Croxley



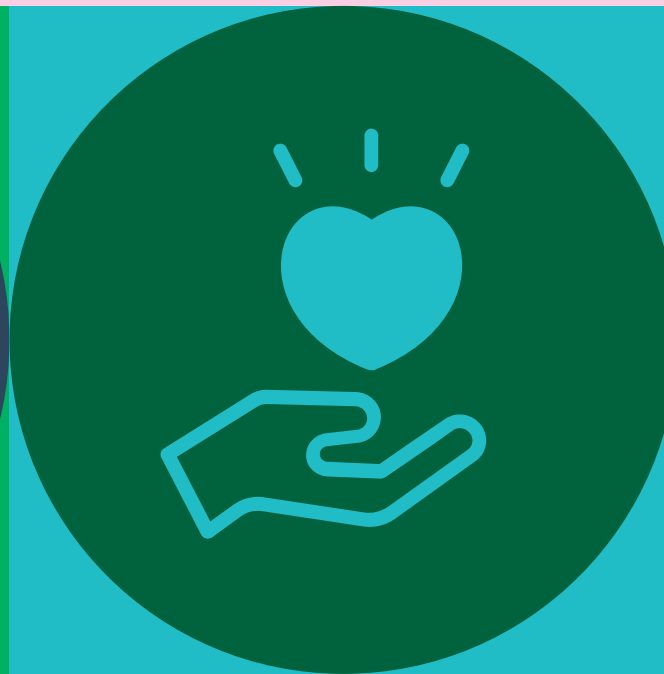




Our Planet Croxley initiative reflects our longstanding commitment to landlords, occupiers and guests of Croxley Park, to work as a collective towards a greener, more sustainable future. Caring for the wellbeing of our people and our community, doing as much as we can to reduce our impact on the environment, and making things better in every way.



# Happier & healthier

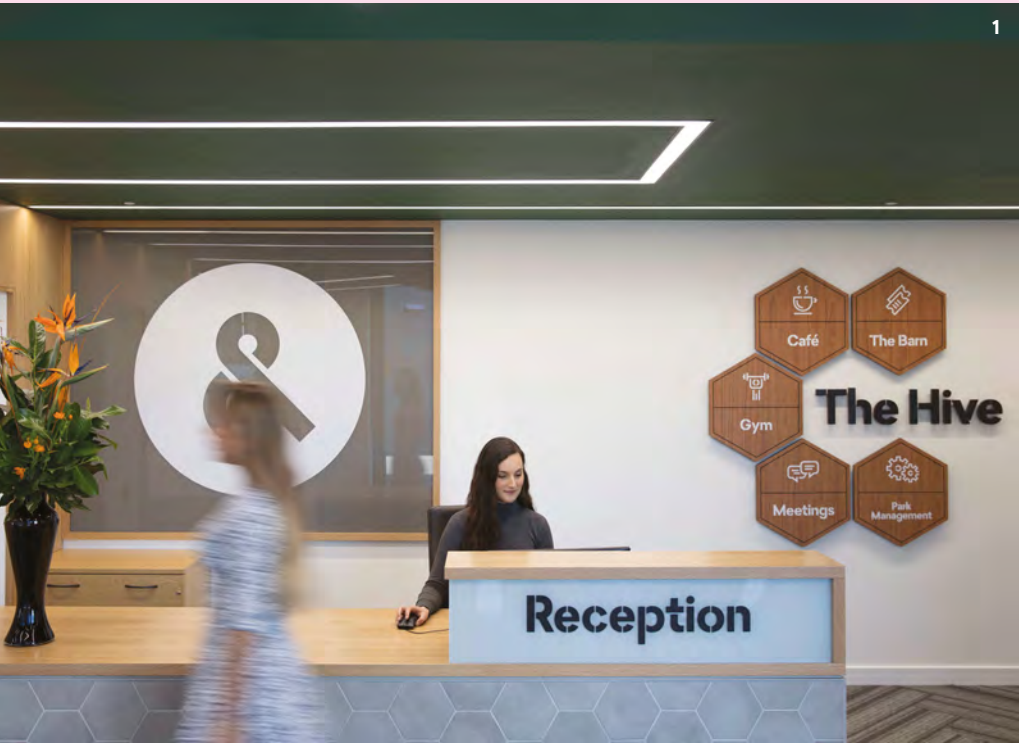


For us, the perfect work/life balance means enjoying the best of both worlds, all in one place. In 2019 we created The Hive, our impressive amenity centre. Featuring a purpose built gym and café, plus new events space 'The Barn' which provides a distinctive hub for our community.



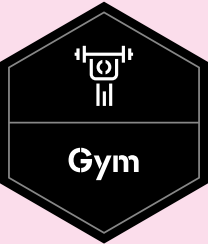


The Hive is our purpose-built amenities hub featuring 10,000 sq ft of space for relaxing, playing, eating, drinking and socialising. With its state-of-the-art gym, two storey café and flexible event space, it provides our tenants with the very finest amenities in the area.



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. 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





# & everything else

**Beryl Bikes and Micro Scooters**

Discover Watford on two wheels. There is a total of 300 Beryl bikes and 59 bays, with one on Croxley Park. Simply download the app and explore. 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. Borrow a Micro Scooter from the management office to run errands or let off steam at lunchtime.

**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, GOOD Ofsted rated, 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**

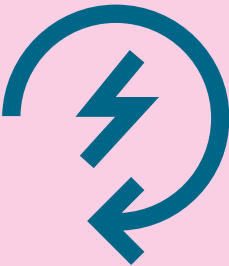
Croxley Direct is our impressive Mercedes vehicle that seats up to 7 people. It is free and dedicated to getting you, your visitors and colleagues wherever you need to be and back again!



- 1 Beryl Bikes
- 2 Meeting room at The Hive
- 3 Beekeeping
- 4 Micro Scooters
- 5 Car service



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.



# Livelier & friendlier



# 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.



# Sustainable & eco-friendly

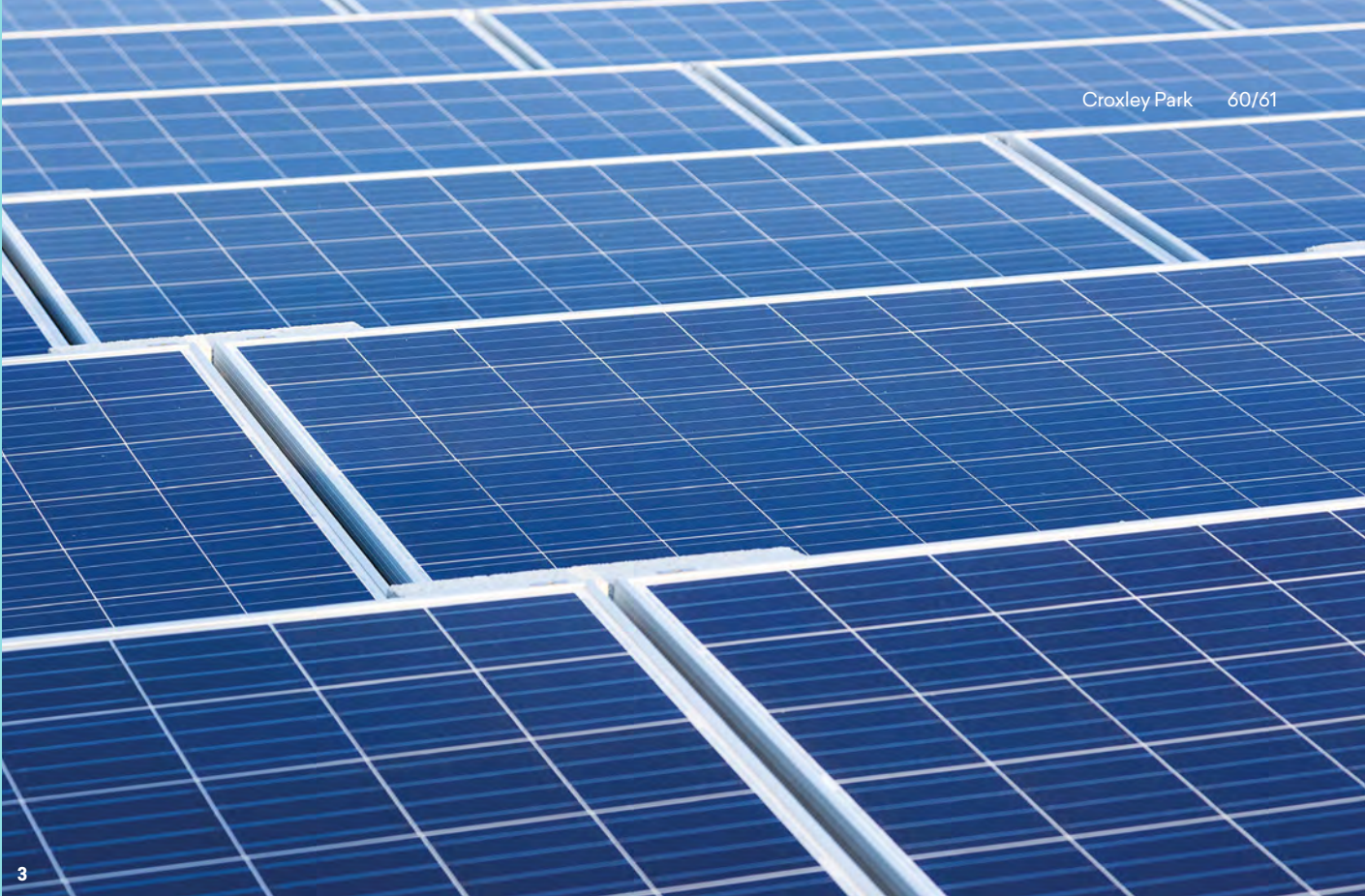
When we say we're green, we really mean it. We take care of everything, from on-site food composting to cardboard bailing and rainwater harvesting. We also use renewable energy, provide charging points for electric vehicles, run a park-wide car-sharing scheme, and have designed 80+ bike spaces into our 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 A25 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.

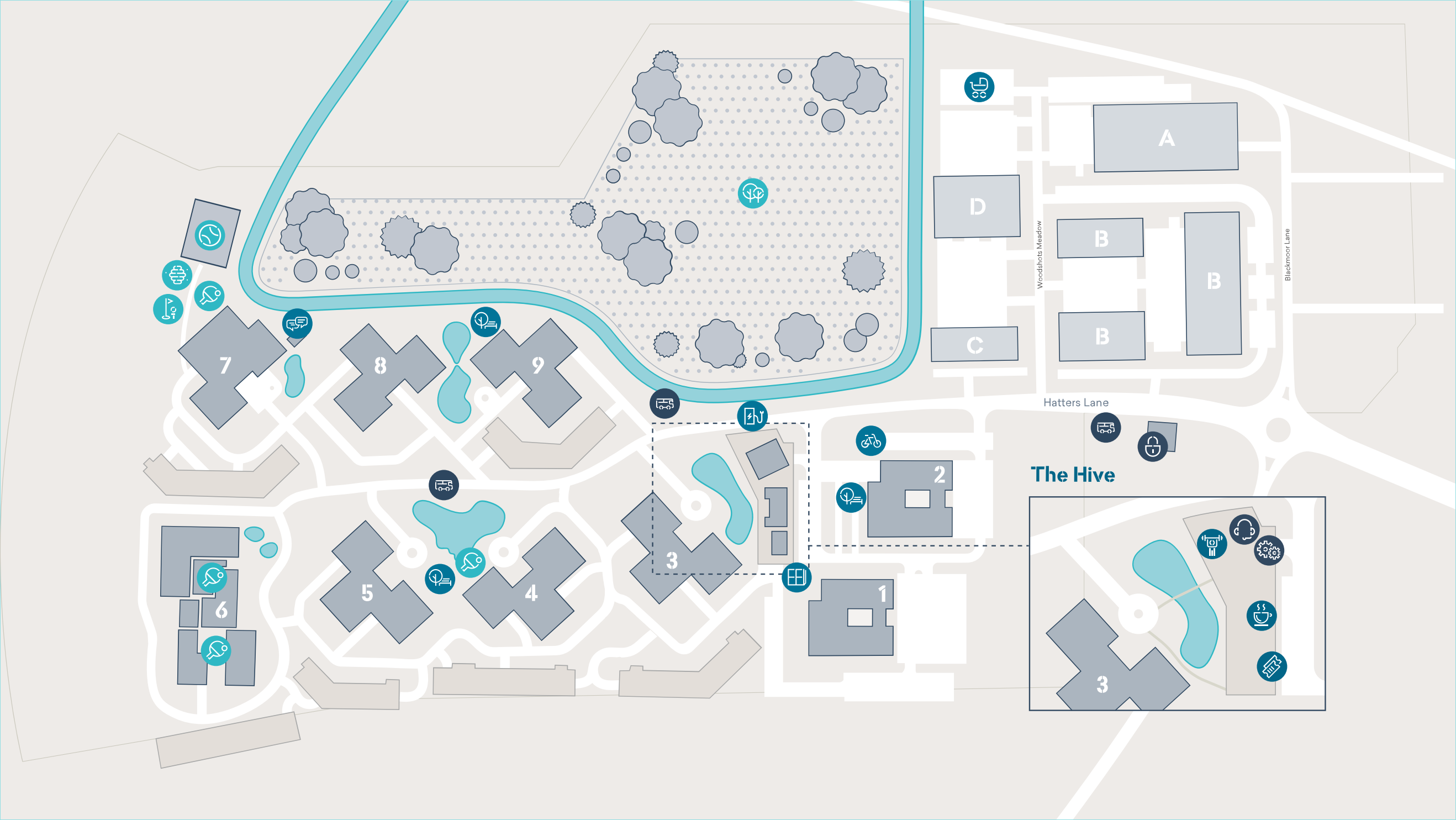
Of course, this also saves money; our buildings are typically 35%+ more cost effective than conventional office buildings. We're equally committed to reducing our waste through recycling, and thanks to the scheme coordinated by our team, we've sent zero waste to landfill since 2012.



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



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
- Beryl Bikes
- Gym
- The Barn
- Nursery
- Meetingpod
- Amazon lockers
- Café
- 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 One of our landscaping team





# 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



4

# 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.



2



3



5

- 1 Sports day event
- 2 Olympics event
- 3 Sports day event
- 4 Corporate event
- 5 Summer Fête



# 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 Atria has undergone 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 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 New Watford Market
- 2 Atria Shopping Centre
- 3 Watford Palace Theatre
- 4 The Cricketers Pub
- 5 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.



# 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.





1

# 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.



3



2



4

- 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: National Rail

- Key to lines
- 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

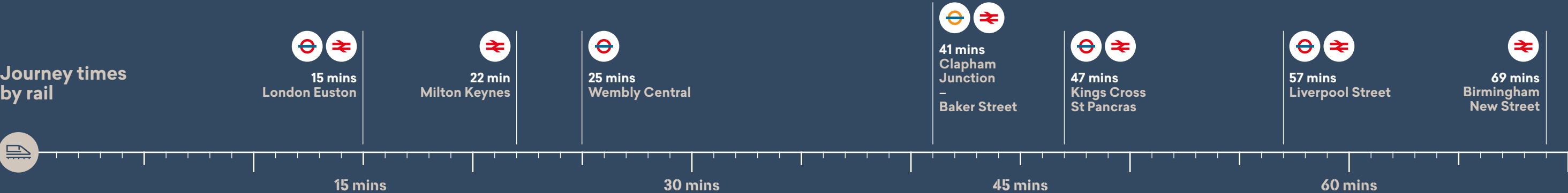
frequency of trains to London Euston from Watford Junction  
(Source: National Rail)

15

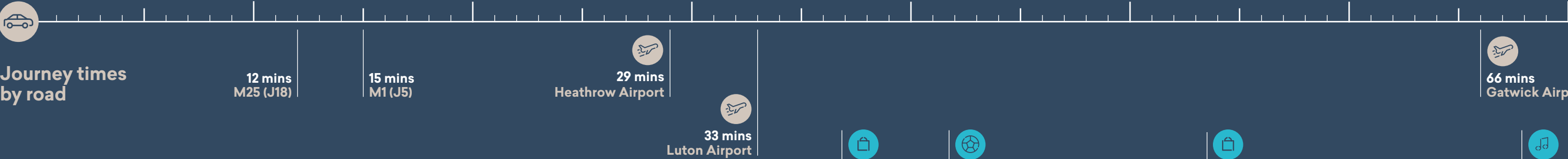
minutes

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

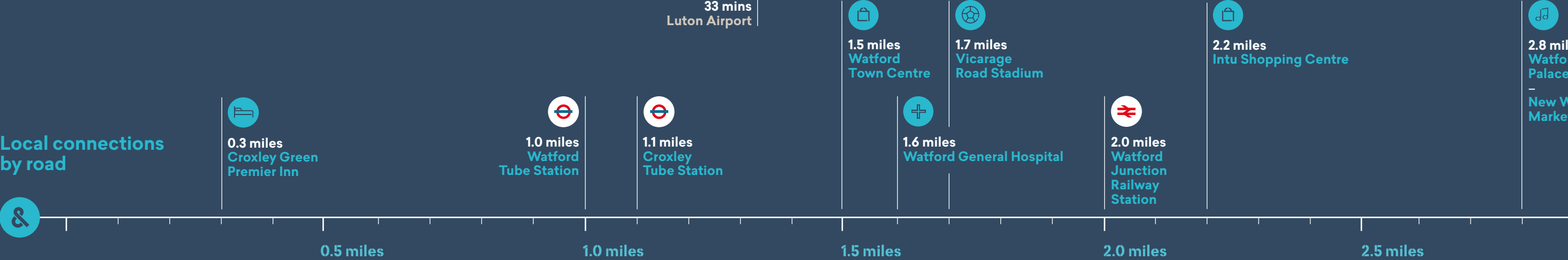
## Journey times by rail



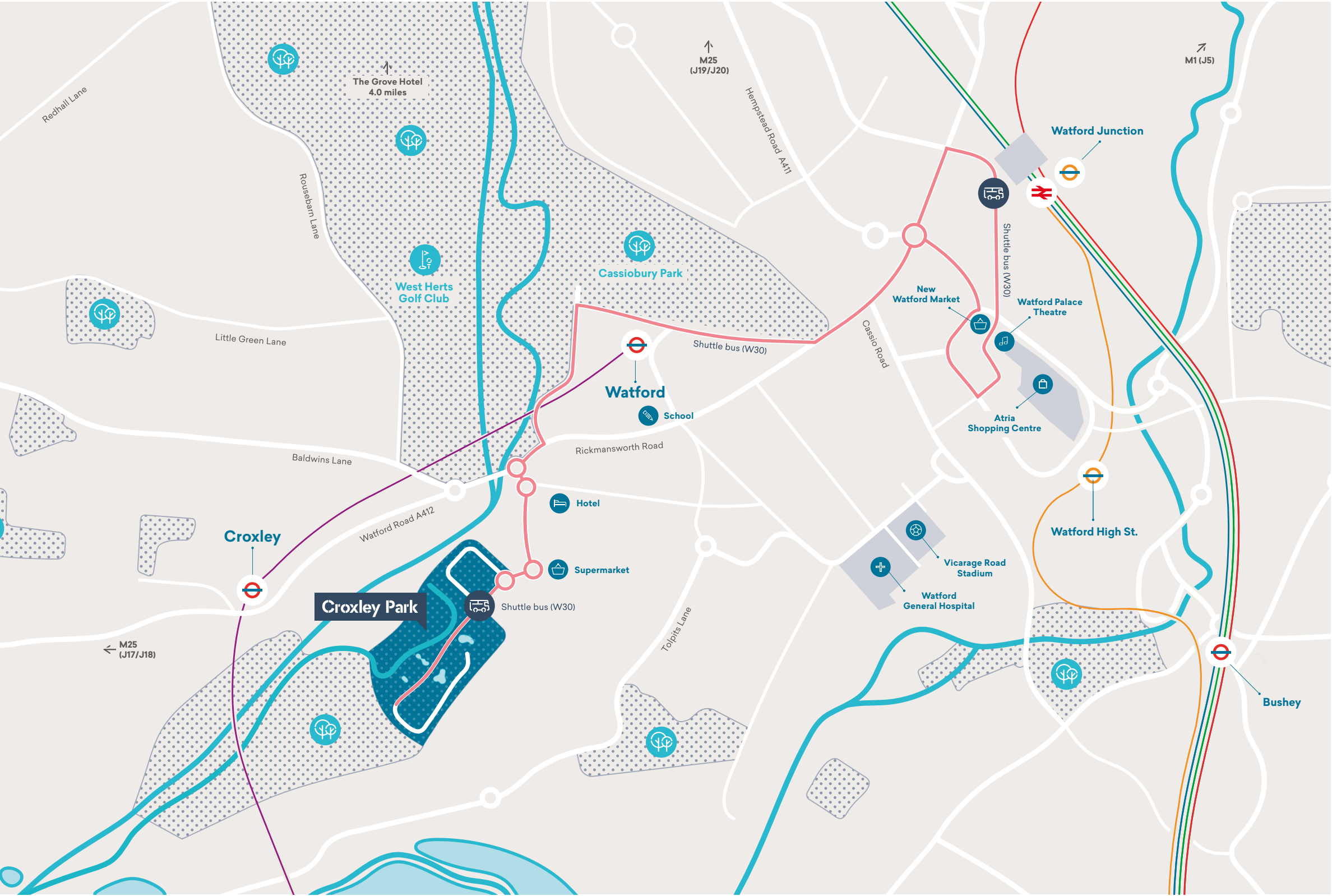
## Journey times by road



## Local connections by road







# 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

**Sarah Molloy**  
Park Manager  
T: 01923 252961  
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)



