

Croxley Park

Building 6

Self-contained office suites available
from 1,362 sq ft – 4,123 sq ft

Grow & Thrive

Self-contained office suites available from
1,362 sq ft – 4,123 sq ft



Whatever your ambitions, Croxley Park offers the space, flexibility and business advantages to help you thrive today and adapt for tomorrow.

Building 6 provides a contemporary courtyard setting, with each suite featuring its own private entrance and bespoke signage to create a distinctive business presence.

Designed for both established businesses and growing start-ups, the suites offer flexible space that can adapt as your business evolves.







Building 6

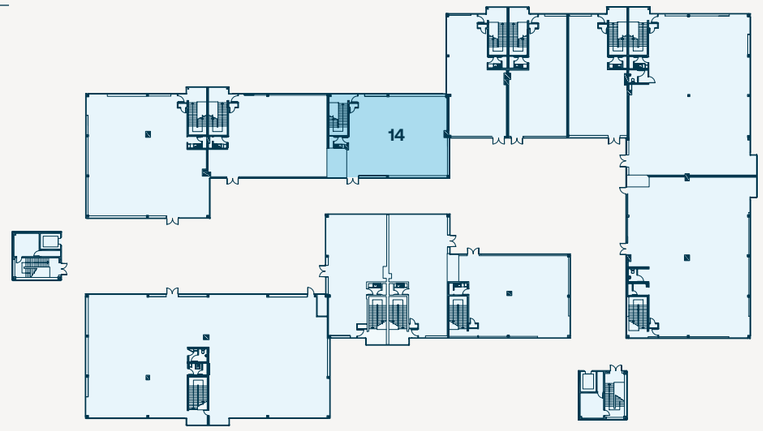
Floorplans

Specification:

- VRF heating and cooling
- Dedicated WC's in each suite
- Underfloor trunking
- Suspended ceilings
- LED light fittings
- Communal shower
- Kitchenette in each suite
- Lifts
- Excellent car parking ratio
- Outdoor seating
- Table tennis tables in the courtyard
- EV points (2 doubles)

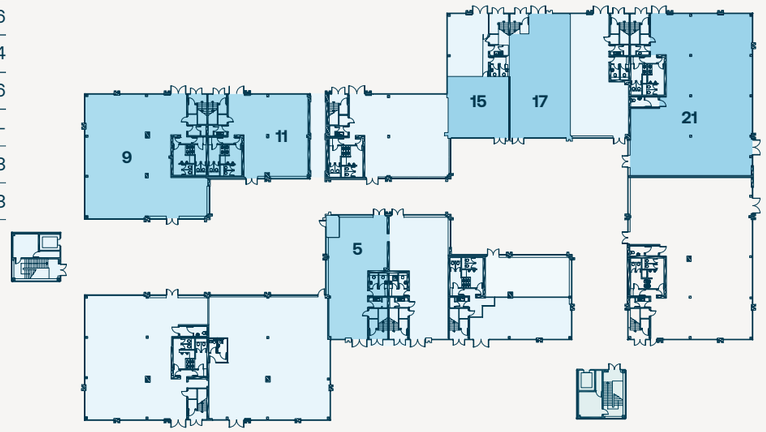
First Floor

Area	sq ft	sq m
Suite 14	2,035	189



Ground Floor

Area	sq ft	sq m
Suite 5	1,362	126
Suite 9	2,952	274
Suite 11	1,469	136
Suite 15	TBC	–
Suite 17	1,429	133
Suite 21	4,123	383



Typical office suite



Typical office suite (fitted)



Planet Croxley

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.

We're proud to be actively implementing positive changes across the site to integrate environmental and social responsibility throughout Croxley Park.

Planet Croxley has been recognised with the Social Impact Initiative Award at the Property Week Commercial Property Awards 2026, a meaningful acknowledgement of the initiative's ongoing impact.

The Hive

The Hive is Croxley Park's purpose-built, 10,000 sq ft amenities hub, designed for working, relaxing and socialising. It brings together a state-of-the-art Anytime Fitness gym, a two-storey lakeside café and a versatile Events Barn, creating one of the area's leading workplace destinations.

The 24/7 Anytime Fitness gym offers premium equipment, group fitness classes, private changing facilities and access to over 4,500 clubs worldwide.

The spacious café overlooks the lake, serving fresh, seasonal food, great coffee and free Wi-Fi for informal meetings or working away from your desk.

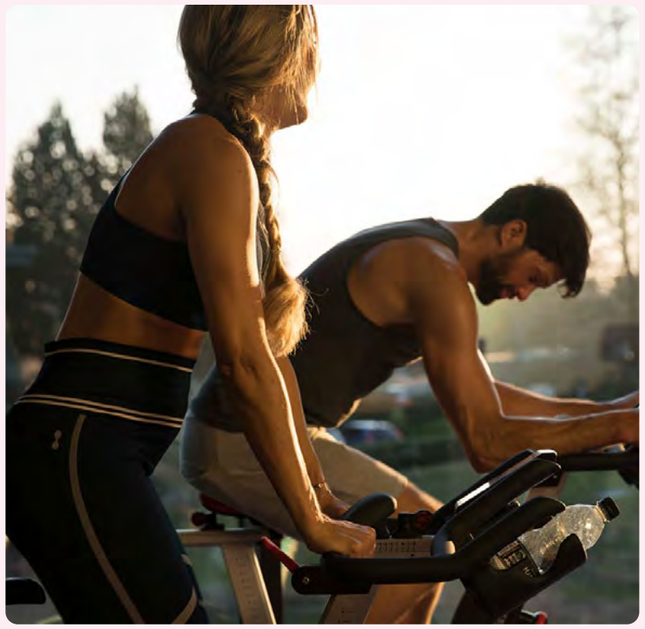
The flexible Events Barn hosts everything from business events to community activities, while a year-round programme of occupier events makes the most of the park's exceptional setting and helps foster a vibrant business community.

















Additional Amenities

Croxley Park offers a wide range of amenities designed to enhance everyday working life, including free cycle hire, secure covered cycle storage, an on-site InPost locker, a complimentary Meeting Pod and the Croxley Direct 7-seater passenger vehicle, providing convenient transport for occupiers and visitors.

Families benefit from an on-site nursery with discounted childcare, while our resident beehives support local biodiversity and produce honey available to purchase in The Hive Café.

Events











Croxley Park has an ever-changing programme of events throughout the year as well as unmissable one-offs.

1 Summer Fête
2 World Cup
3 Pit-stop Challenge
4 Comedy Night
5 Sports Day

From the annual Summer Fête to sports days and flower arranging classes, there's something for everyone to enjoy.

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

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.

Green & Sustainable





Communal Veg Beds

Our communal vegetable beds give individuals and businesses the opportunity to sponsor a bed, grow their own produce and get involved in hands-on, sustainable food growing within the Park.

Efficient & Renewable Energy

All new builds and refurbishments have achieved EPC B. We use renewable energy, and the new developments will have photovoltaic panels.



On-site Cardboard Baler

We recycle all cardboard, 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 two 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

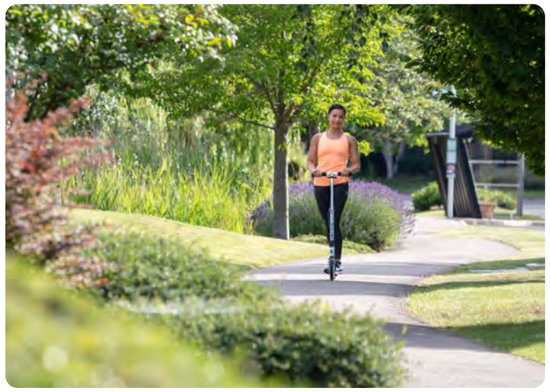
On-site electric car charging with the addition of some companies supplying their own charging points for their staff.

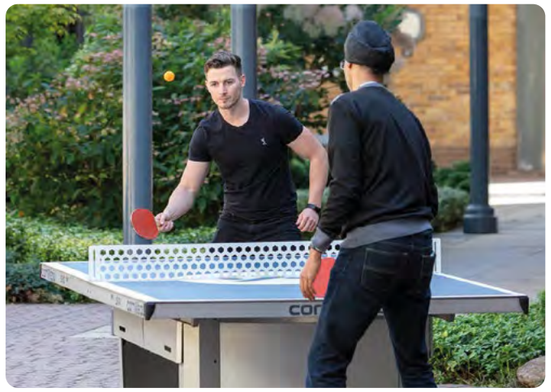
Rocket Composter

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

The Park

Our thriving business community



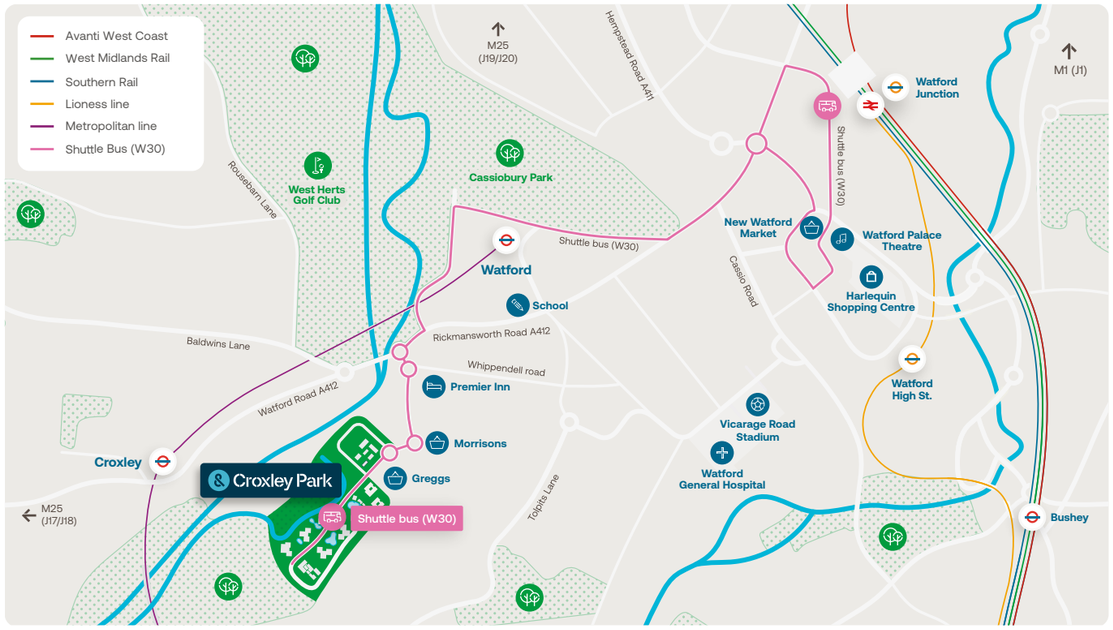




- Reception / Marketing & Management office
- The Hive
- Gym
- Events Barn
- Café
- Shuttle bus stop
- Electric car charging
- Beryl Bikes
- Nursery
- Meeting pod
- InPost lockers
- Security
- Outdoor seating
- Bee keeping
- Sports field
- Golf nets
- Table tennis
- Allotment
- Recycling centre / Landscaping office
- Nature reserve
- Industrial

Arrivals & Departures

Croxley Park is a well connected hub



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

Free shuttle bus (W30)

Connecting Croxley Park with Watford Junction rail station. Buses depart every 11 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.

Local connections by road

Croxley Green Premier Inn	0.3 miles
Watford Underground	1.0 miles
Croxley Underground	1.1 miles
Watford town centre	1.5 miles
Watford Junction	2.0 miles
Atria shopping centre	2.2 miles
The Grove Hotel / Golf	4.0 miles

Bus services from the A412

320	Hemel Hempstead & Rickmansworth
324	North Watford & Rickmansworth
336	High Wycombe via Amersham
352	Hemel Hempstead via Chipperfield
724	St Albans, Uxbridge & Heathrow

By Underground from Watford*

Harrow-on-the-Hill	21 min
Baker Street	41 min
King's Cross St Pancras	47 min
Aldgate	58 min

By rail from Watford Junction**

London Euston	15 min
Milton Keynes	22 min
Clapham Junction	41 min
Birmingham New Street	69 min

Airports via road***

Heathrow Airport	29 min
Luton Airport	33 min
Gatwick Airport	60 min

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

Management & Agents

On-site Park Management Team

Sarah Molloy
Estate Manager

01923 252961
smolloy@croxleypark.com

croxleypark.com

Connect with us

@croxleypark

Download our app
from the App Store

Agents

CBRE

Peter York

020 7182 2491
peter.york@cbre.com

cbre.co.uk

bray fox smith

Paul Smith

020 7629 5572
paulqsmith@brayfoxsmith.com

brayfoxsmith.com

Stimpsons

Graham Payne

07801 098 096
graham.payne@stimpsons.co.uk

stimpsons.co.uk

Awards



Misrepresentation Act 1967: Messrs Bray Fox Smith and Stimpsons for themselves and for the vendor(s) of this property whose agents they are, give notice that 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs Bray Fox Smith and Stimpsons nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Compiled April 2026.