

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 two office suites situated on the ground floor and a warehouse, the three areas are available separately or any combination.



1



3



4



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- 1 Industrial entrance
- 2 Blackmoor exterior
- 3 Main Park entrance
- 4 Free shuttle bus
- 5 First floor tenant's fitout
- 6 Blackmoor loading

Availability

Available spaces

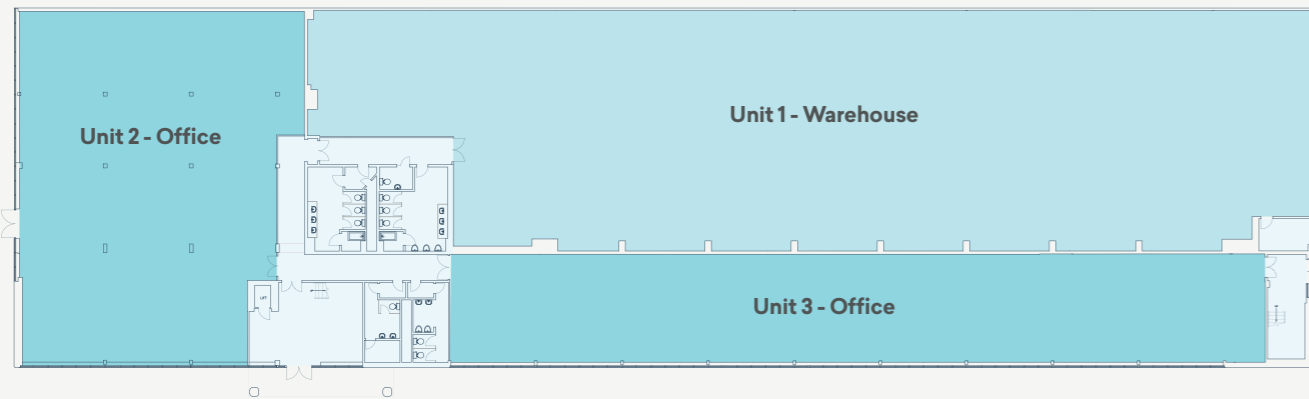
The building comprises of a warehouse and ground floor offices as follows:

Unit 1 - Warehouse	11,681 sq ft (1,085 sq m)	10 Parking spaces
Unit 2 - Offices	4,774 sq ft (443 sq m)	19 Parking spaces
Unit 3 - Offices	4,592 sq ft (427 sq m)	18 Parking spaces

The three areas are available separately or any combination.

Building EPC Rating: D99.

The first floor has been let to Clinisupplies.



Outline Spec

Offices

- Comfort cooling
- Suspended ceilings
- Perimeter trunking

Warehouse

- 6.6m eaves
- Roller shutter

Shared reception, male and female and disabled WC's and showers.



First floor tenant's fitout.

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.



2



4



1

3



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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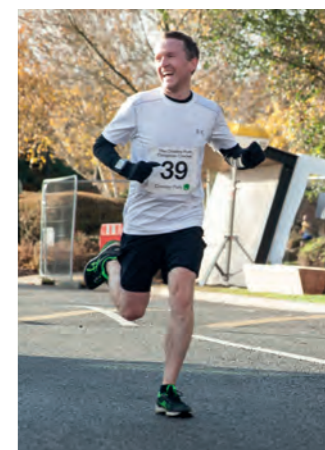


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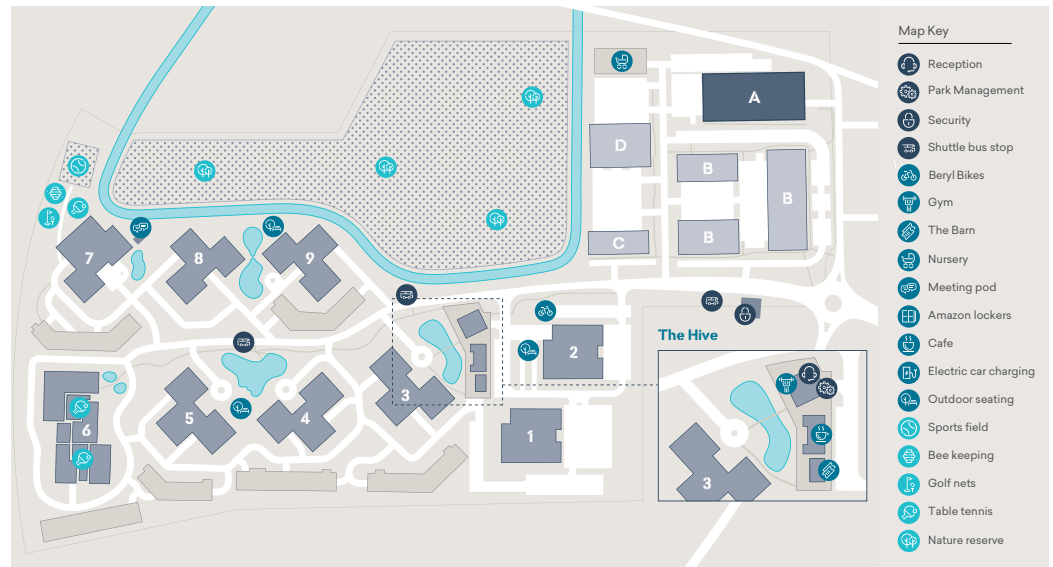


- 1 The Hive Café
- 2 Outdoor seating
- 3 Anytime Fitness Gym
- 4 The Hive
- 5 Croxley Park Scooters
- 6 Beryl Bikes
- 7 Outdoor Cinema
- 8 Star Events 10K run

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



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

Postcode: WD18 8GA



On-site management & marketing

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Croxley Park App available at
app store/google play

croxleypark.com

Letting agents

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