### **Croxley Park**

## Blackmoor Lane Office suites to let

8

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 from 3,791 sq ft to 8,639 sq ft, the areas are available separately or together.











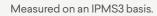
Entrance
First floor tenant's fitout
Main Park entrance
Free shuttle bus
Blackmoor exterior

### Availability

#### Available spaces

#### The available suites are on the ground floor:

Suite 1	Let to VED Healhcare	
Suite 2 - Offices	4,848 sq ft (450 sq m)	19 Parking spaces
Suite 3 - Offices	3,791 sq ft (352 sq m)	18 Parking spaces
Suite 2 - Offices	Let to Clinisupplies	
Suite 2 - Offices	Let to VED Clinisupplies	



#### A Outline Spec

- Comfort cooling
- LED lighting
- Perimeter trunking
- Male, female and disabled WCs
- Showers
- Parking 1:250 sq ft
- Building EPC Rating: D99

Ground floor plan



0 0



#### The Park

### 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.

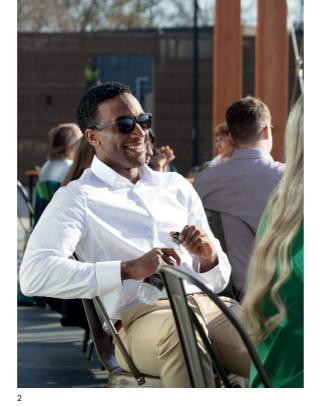


75 acres of green space for employees to enjoy.

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.





**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.





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











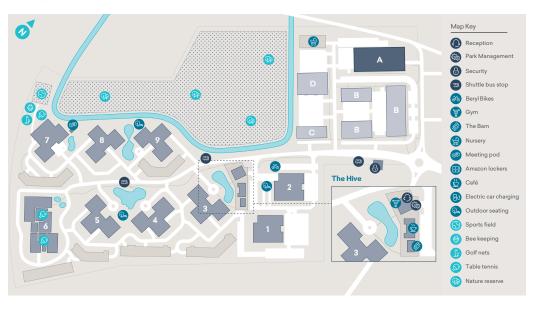




#### Connections

#### Where you fit in

### Here & there



#### **Travel times**

By rail from	Wattord	Junction*	
l ondon Fue	ston	15	5 m

London Euston	15 min 22 min	
Milton Keynes		
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	

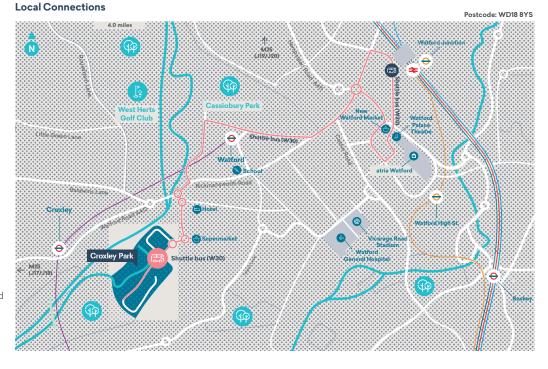
\* Source: National Rail

\*\* Source: TFL

\*\*\* Source: AA Route Planner

#### 둢 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.



#### **On-site management & marketing**

#### Sarah Shippey

Park Manager E: sshippey@croxleypark.com T: 01923 252961

Croxley Park App available at app store/google play

#### Letting agents

#### **Stimpsons**

Paul Felton E: paul.felton@stimpsons.co.uk T: 01923 252188 M: 07802 861 528



Paul Smith E: paulqsmith@brayfoxsmith.com T: 020 7629 5456 M: 07730 816 995

(り) @ ff) @croxleypark

croxleypark.com

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