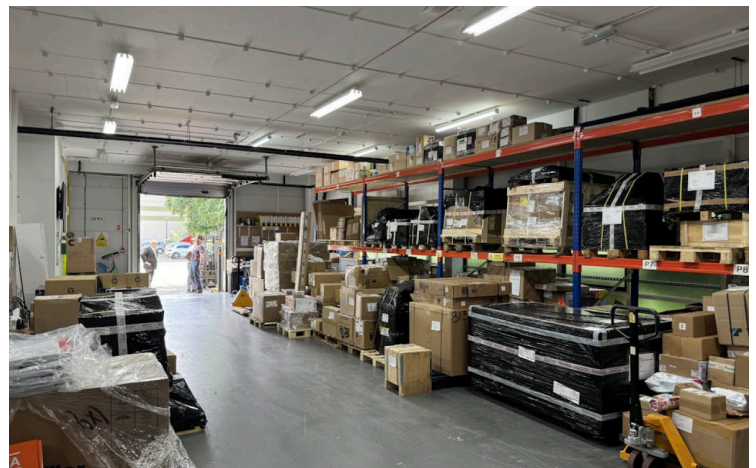


1 MILLFIELD, WOODSHOTS MEADOW,
CROXLEY PARK,
WATFORD, WD18 8YX



**Light industrial warehouse unit to let within
the prestigious Croxley Park.**

5,385 sq ft (500.28 sq m).



For further information please contact

BRAY FOX SMITH

Paul Smith

D: 020 7629 5572 **M:** 07730 816 995

E: paulsmith@brayfoxsmith.com

Claudio Palmiero

D: 01908 061260 **M:** 07896 205 786

E: claudiopalmiero@brayfoxsmith.com

STIMPSONS

Paul Felton

T: 01923 252188 **M:** 07802 861528

E: paul.felton@stimpsons.co.uk

brayfoxsmith.com

1 MILLFIELD, CROXLEY PARK, WOODSHOTS MEADOW, WATFORD, WD18 8YX

LOCATION

- Excellent access via M1 (J5/6) and M25 (J18/19/20) to the national road network and to Heathrow, Stansted, Luton and Gatwick airports
- Underground link to central London via Watford and Croxley Green Metropolitan Line stations.
- Fast rail service to central London from Watford Junction (from 15 mins).
- Regular all day bus service to Watford Junction Station and Watford Metropolitan Station and the town centre (free to staff on the Park).

SPECIFICATION

- First floor offices plus ground floor storage/workshop/additional offices
- 14 parking spaces
- Fitted first floor offices with comfort cooling
- 3.6m height to ground floor
- Roller shutter loading door
- Attractive business park location
- 24/7 security
- EPC Rating: C(59)

AVAILABILITY

Floor	sq ft	sq m
Ground (Warehouse)	2,735	254.09
First (Office)	2,650	246.19
Total	5,385	500.28

TERMS

The unit is available on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

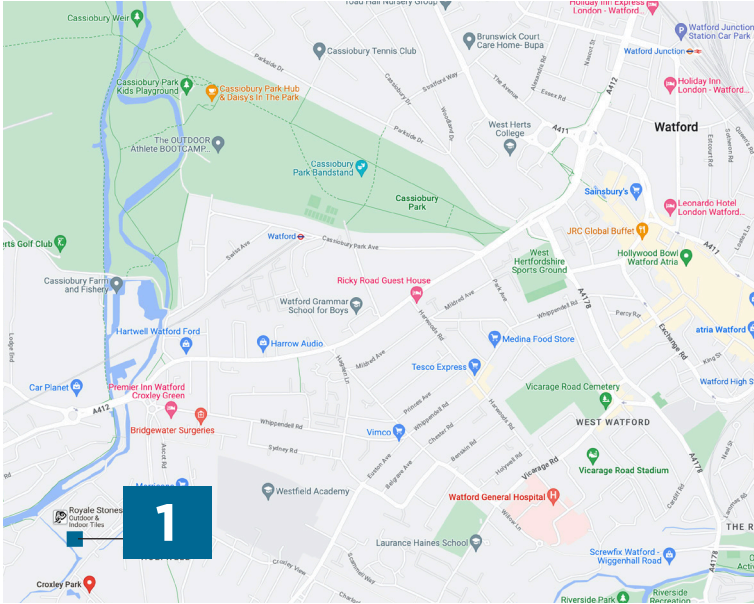
Available upon request.

VAT

VAT is charged on the rent and service charges.

VIEWING

Strictly by appointment via the joint letting agents.



DESCRIPTION

Millfield comprises 10 self-contained units comprising first floor offices and the ground floor is in shell condition, being suitable for storage, light industrial purposes or additional offices. Croxley Park is a prestigious business park with an excellent range of amenities including a waterside café, gym and children's nursery.

For further information please contact

BRAY FOX SMITH

Paul Smith

D: 020 7629 5572 **M:** 07730 816 995

E: paulsmith@brayfoxsmith.com

Claudio Palmiero

D: 01908 061260 **M:** 07896 205 786

E: claudiopalmiero@brayfoxsmith.com

STIMPSONS

Paul Felton

T: 01923 252188 **M:** 07802 861528

E: paul.felton@stimpsons.co.uk



2nd Floor, Prince Frederick House
35/39 Maddox Street, London W1S 2PP
T: 020 7629 5456

brayfoxsmith.com