



## Self-Contained Business Unit on Croxley Park

### 3 Millfield

Woodshots Meadow, Croxley Park,  
Watford, WD18 8YX

Industrial, Light Industrial,  
Warehouse, Office

## TO LET

**2,391 sq ft**

(222.13 sq m)

- Fitted first floor offices
- Ground floor warehouse/workshop
- 6 parking spaces
- 3.6m height to ground floor
- Roller shutter loading door
- To be refurbished
- Attractive business park location
- 24/7 security

# 3 Millfield, Woodshots Meadow, Croxley Park, Watford, WD18 8YX

## Summary

<b>Available Size</b>	2,391 sq ft
<b>Rent</b>	£50,200 per annum
<b>Rates Payable</b>	£17,839.25 per annum Rates payable 2024/25
<b>Rateable Value</b>	£35,750
<b>Service Charge</b>	£13,302 per annum
<b>EPC Rating</b>	C (59)

## Description

A self-contained business unit 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.

## 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)

## Accommodation

The accommodation comprises the following gross internal areas

Name	sq ft	sq m
1st - Office	1,192	110.74
Ground - Warehouse	1,199	111.39
<b>Total</b>	<b>2,391</b>	<b>222.13</b>

## VAT

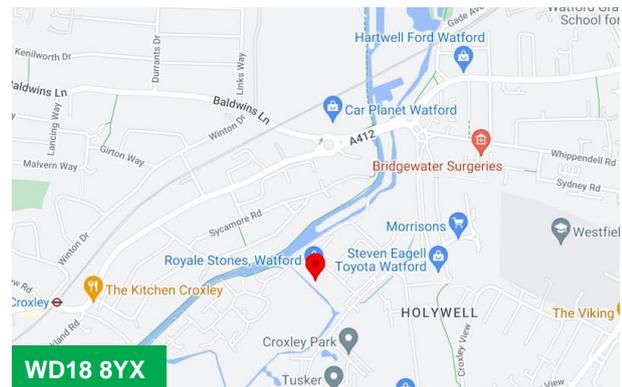
VAT is payable on the rent and service charges

## Terms

Available on a new full repairing lease for a term to be agreed

## Viewings

Strictly by appointment via joint sole agents



## Viewing & Further Information

### Philip Cook

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### Stimpsons

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