



Croxley Park, Watford, WD18 8YS

To Let | 6,985 sq ft

Modern warehouse on a prestigious secure business park

## Summary

- Rent: £19 per sq ft
- Business rates: £8.40 per sq ft To be assessed. Est rates payable 2025/2026
- Service charge: £4.12 per sq ft
- VAT: Applicable
- Lease: New Lease

## Description

Warehouse units with 2-storey offices and rear loading.

## 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

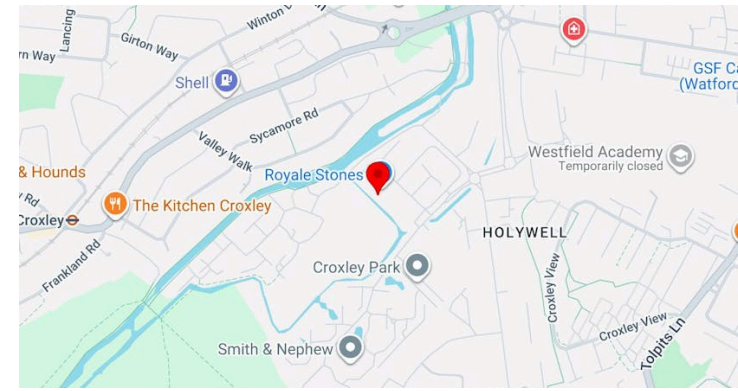
Name	Building Type	sq ft	sq m
Ground - Unit 10	Warehouse	5,885	546.73
1st - Unit 10	Office	1,100	102.19
<b>Total</b>		<b>6,985</b>	<b>648.92</b>

## Key Points

- 2-storey air conditioned offices to front of unit
- Roller shutter loading door to rear of unit
- 6.0m eaves height
- 12 parking spaces
- Attractive business park location
- 24/7 security
- To be fully refurbished
- EV charging points

## VAT

VAT will be charged on the rent and service charge.



## Further information

- [View details on our website](#)
- [Watch a video](#)

## Contact & Viewings



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## Viewings

Strictly by appointment via joint agents (Monday to Friday 0900 to 17:30)



