



Building 5, Hatters Lane, Watford, WD18 8YE

To Let

7,696 to 15,392 sq ft

Grade A fitted office space available to sublease at Building 5, Croxley Park.



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Summary

- Rent: £26 per sq ft
- Business rates: £13.77 per sq ft Estimated
- EPC: C (67)
- Lease: Sublease

Further information

- [View details on our website](#)

Contact & Viewings



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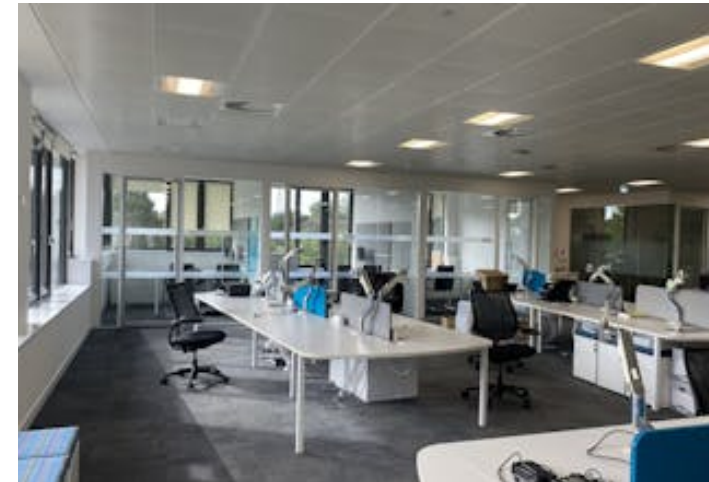
Description

Up to 15,392 sq ft of fully fitted Grade A office space available to let on the second floor. The building comprises of a large reception area with a contemporary glazed atrium and canteen on the first floor.

Building 5 is a 58,732 sq ft three storey Office building located on Croxley Park, Watford, a leading M25 Business Park with a fast growing strategic and regional importance. The park offers 700,000 sq ft of office and business space across 13 buildings. An idyllic green working environment with excellent local amenities.

Amenities on the park include 'The Hive' which provides an amenity hub with break-out space and a café. The park has 24-hour security, a gym, yoga and pilates space, networking opportunities, a nursery and various community events.

Local transport links include the underground, overground and national rail.



Location

Croxley Park is situated just two miles from Watford town centre, twelve minutes from the M25. Free shuttle buses connect the park to Watford Junction and depart every 12 minutes.

From Watford Junction, trains go to London Euston every 10 minutes with a journey time just over 15 minutes. To Milton Keynes in 22 minutes, Clapham Junction in 41 minutes and Birmingham New Street in 69 minutes. The underground from Watford links to Kings Cross in 47 minutes, Baker Street in 43 minutes and Harrow on the Hill in 23 minutes.

The park has good road links with the M25 is on your doorstep which connects you various motorways as well as key airports: Heathrow and Gatwick.

Accommodation

Name	sq ft	sq m	Availability
2nd	15,392	1,429.96	Available
Total	15,392	1,429.96	

