



Modern warehouse on a prestigious secure business park

9-10 Woodshots Meadow

Croxley Park, Watford, WD18 8YS

**Industrial, Light Industrial,
Warehouse**

TO LET

6,833 to 13,818 sq ft

(634.81 to 1,283.73 sq m)

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

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Summary

Available Size	6,833 to 13,818 sq ft
Rent	£19 per sq ft
Rates Payable	£8.40 per sq ft Rates payable 2025/2026 for both units
Rateable Value	£209,000
Service Charge	£4.12 per sq ft
VAT	Applicable
EPC Rating	Upon enquiry

Description

2 adjoining warehouse units with 2-storey offices and rear loading available separately or combined.

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:

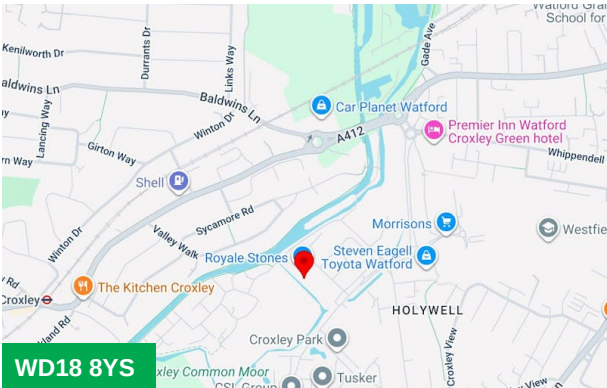
Name	Building Type	sq ft	sq m
Ground - Unit 9	Warehouse	5,718	531.22
1st - Unit 9	Office	1,116	103.68
Ground - Unit 10	Warehouse	5,885	546.73
1st - Unit 10	Office	1,100	102.19
Total		13,819	1,283.82

VAT

VAT will be charged on the rent and service charge.

Viewings

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



Viewing & Further Information

Philip Cook

01923 604 026 | 07801 098097
philip.cook@stimpsons.co.uk

Graham Payne

07801 098096
graham.payne@stimpsons.co.uk

Stimpsons

01923 252188

Suite 1A, Building 6, Hatters Lane, Croxley Park,
Watford, WD18 8YH