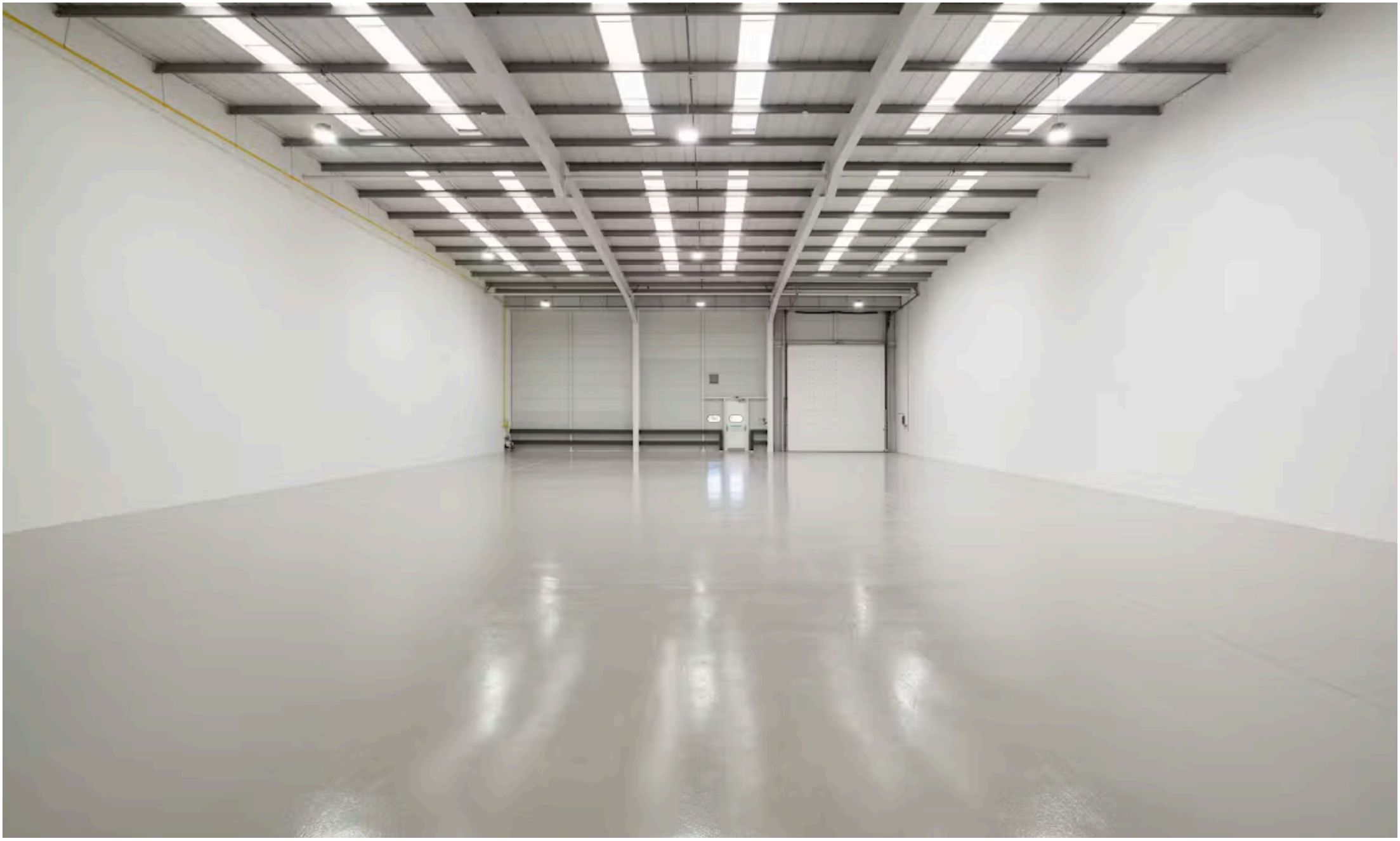


Stimpsons

6 Woodshots Meadow, Croxley Park, Watford, WD18 8YS

To Let | 7,725 sq ft

Modern warehouse on a prestigious secure business park

Summary

- Rent: £19 per sq ft
- Business rates: £65,760 per annum Est. April 2026 to 2027
- Service charge: £33,108 per annum
- VAT: Applicable
- EPC: B (45)
- Lease: New Lease

Description

A mid-terrace warehouse unit with 2-storey offices and rear loading. There are 17 parking spaces. 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

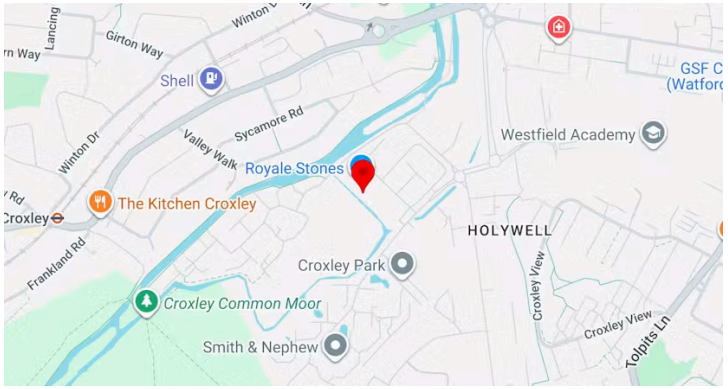
Name	Building Type	sq ft	sq m
Ground	Office	1,114	103.49
1st	Office	1,259	116.96
Ground	Warehouse	5,352	497.22
Total		**7,725**	**717.67**

Key Points

- 2-storey air conditioned offices to front
- Electric roller shutter loading door to large shared yard area at rear
- 6.9m eaves height
- 17 parking spaces
- Attractive business park location
- 24/7 security
- Fully refurbished
- 25 year roof warranty

VAT

VAT will be charged on the rent and service charge.



Further information

- View details on our website

Contact & Viewings



Graham Payne
| 07801 098096
graham.payne@stimpsons.co.uk

Viewings

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


6w


USC Limited
Salveo Limited
6w










Croxley Industrial


Business & more


Café








NIKE