



Stimpsons

Croxley Park, Watford, WD18 8YS

To Let | 5,680 to 17,433 sq ft

Modern warehouse units on a prestigious secure business park

Summary

- Rent: £19 per sq ft
- Business rates: £8.52 per sq ft Rates payable 2025/2026
- Service charge: £4.38 per sq ft
- VAT: Applicable
- Lease: New Lease

Description

3 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

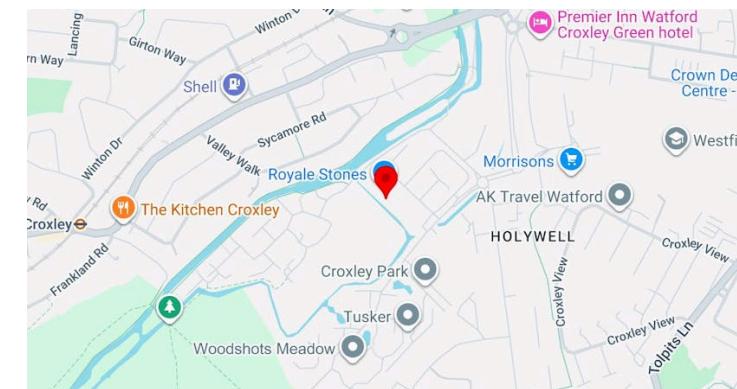
Name	Building Type	sq ft	sq m
Unit - 1	Industrial	5,880	546.27
Unit - 2	Industrial	5,680	527.69
Unit - 3	Industrial	5,876	545.90
Total		17,436	1,619.86

Key Points

- 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

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)



