



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

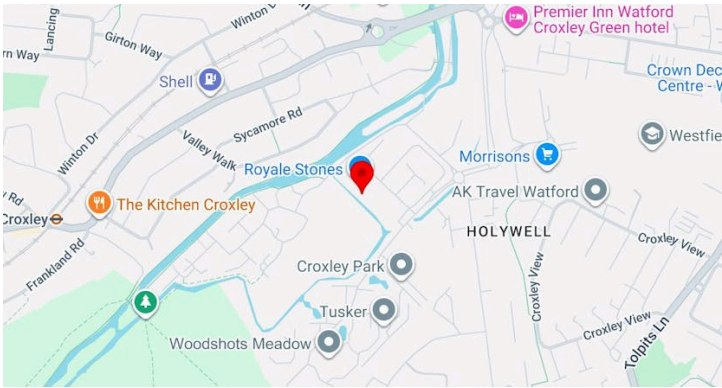
| Name | Building Type | sq ft | sq m |
|----------|---------------|--------|----------|
| Unit - 1 | Industrial | 5,880 | 546.27 |
| Unit - 2 | Industrial | 5,680 | 527.69 |
| Unit - 3 | Industrial | 5,876 | 545.90 |
| Total | | 17,436 | 1,619.86 |

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



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



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

Viewings

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



Misrepresentation



