



Warehouse To Let On Attractive Business Park Location

3Abloy House

Hatters Lane, Croxley Park, Watford,
WD18 8QY

Industrial, Trade Counter,
Warehouse

TO LET

5,968 sq ft

(554.45 sq m)

- High office content (3,255 sq ft)
- 6.3 metre eaves
- Large shared loading area to rear
- Gas central heating to offices
- Suspended ceilings to offices
- Perimeter trunking to offices
- 13 parking spaces

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Summary

Available Size	5,968 sq ft
Rent	£113,395 per annum
Rates Payable	£49,920 per annum Rates payable 2026/2027
Rateable Value	£104,000
VAT	Applicable
EPC Rating	C (65)

Description

A modern steel portal frame unit with full height warehousing accessed via a large shared yard to the rear. There are 2 storey offices to the front of the building.

Croxley Park is a prestigious business park with an excellent range of amenities including a waterside café, gym, childrens nursery and events programme.

Location

- Excellent access via M1 (J5/6) and M25 (J18/19/20) to the national road network and to Heathrow, Stansted, Luton and Gatwick airport.

-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 and Watford Metropolitan Stations and the town centre (free to staff on the Park).

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground - Industrial/Warehouse	2,803	260.41
Ground - Office	1,146	106.47
1st - Office	2,109	195.93
Total	6,058	562.81

Viewings

Strictly by appointment via joint agents.

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Service Charge

A service charge is payable for the provision of services and maintenance of common part of the block and the estate.



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