



Stimpsons

2 Millfield, Croxley Park, Watford, WD18 8YX

To Let | 3,088 sq ft

To Be Refurbished - Self Contained Business Unit at Croxley Park

Summary

- Rent: £64,848 per annum
- Business rates: £26,880 per annum Est. 2026/27
- Service charge: £4.66 per sq ft
- VAT: Applicable
- Lease: New Lease

Description

Millfield comprises 10 self contained units each with first floor offices and the ground floor is in shell condition being suitable for storage, light industrial purposes or additional offices.

Croxley Park is a prestigious business park with an excellent range of amenities including a waterside cafe, gym, hair salon, children's nursery and regular events.

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 services to Central London from Watford Junction (from 15 mins).

- Regular all day bus service to Watford Junction and Watford Metropolitan Station and the town centre (free to staff on the Park).

Accommodation

Name	sq ft	sq m
Ground - Storage	1,555	144.46
1st - Offices	1,533	142.42
Total	3,088	286.88

Key Points

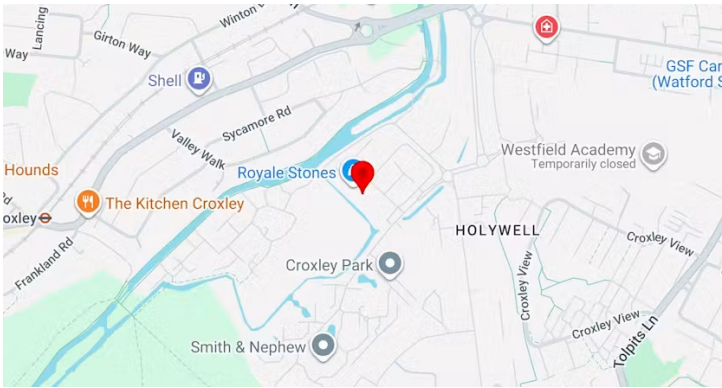
- To be refurbished
- First floor offices plus ground floor storage/workshop/additional offices
- 8 parking spaces
- 3 compartment perimeter trunking to offices
- WC facilities on each floor
- Rollershutter loading door
- Prestigious business park location

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 parts of the block and the estate.



Further information

- [View details on our website](#)

Contact & Viewings



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Viewings

Strictly by appointment via joint agents.



Misrepresentation

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