

Croxley Park



2 Blackmoor Lane
Warehouse unit

The building

Business & more

Whatever the size of your ambitions, Croxley Park delivers big business advantages in a space that can adapt to your changing needs.

A semi detached warehouse unit with first floor offices undergoing full refurbishment. The unit benefits from parking to the front and a dedicated rear loading area. Croxley Park is a prestigious business park with an excellent range of amenities including a waterside café, gym and children's



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- 1 Office entrance
- 2 Building entrance
- 3 Free shuttle bus
- 4 Typical refurbishment
- 5 Loading bay

Availability

Available spaces

2 Blackmoor Lane

First Floor Offices	3,518 sq ft	1,528.26 sq m
Ground Floor Warehouse	16,450 sq ft	1,528.26 sq m
Total	19,968 sq ft	1,855.09 sq m

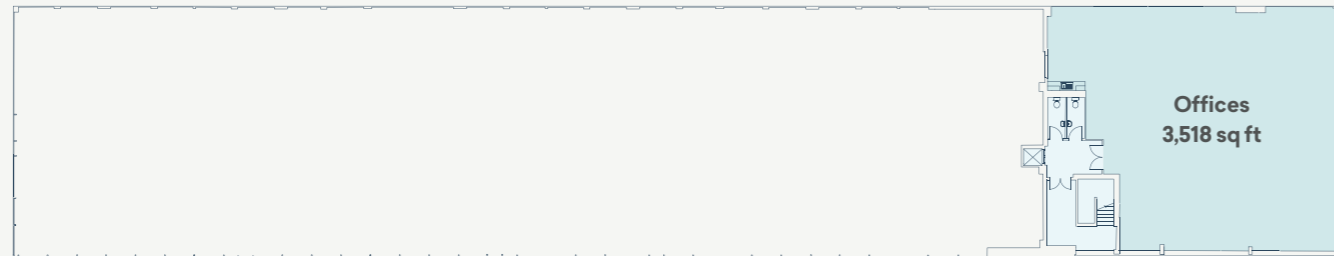
30 Parking spaces
EPC rating B expected

Approx. Gross internal floor areas

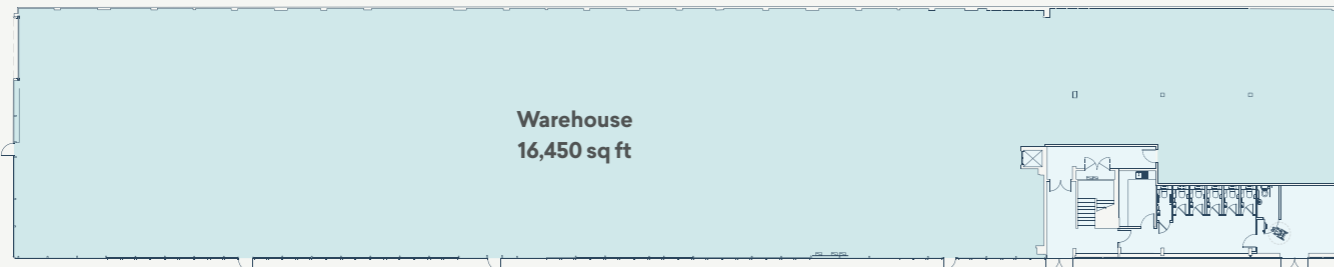
Outline Spec

- First floor offices at front
- New LED lighting throughout
- New heating/cooling to offices
- New WCs and shower
- 30 parking spaces
- 6.1m eaves height
- Electric roller shutter loading door
- New solar panels on roof
- Attractive business park location
- 24/7 security

First floor plan



Ground floor plan



Green & pleasant

Croxley Park is more than just a great place to do business. We understand that access to green space is vital to the health and happiness of employees. That's why Croxley Park is set in 75 acres of mature green parkland. This, together with sports fields and an on-site nature reserve, gym, cafe and events barn makes Croxley Park the ideal place to work and unwind.



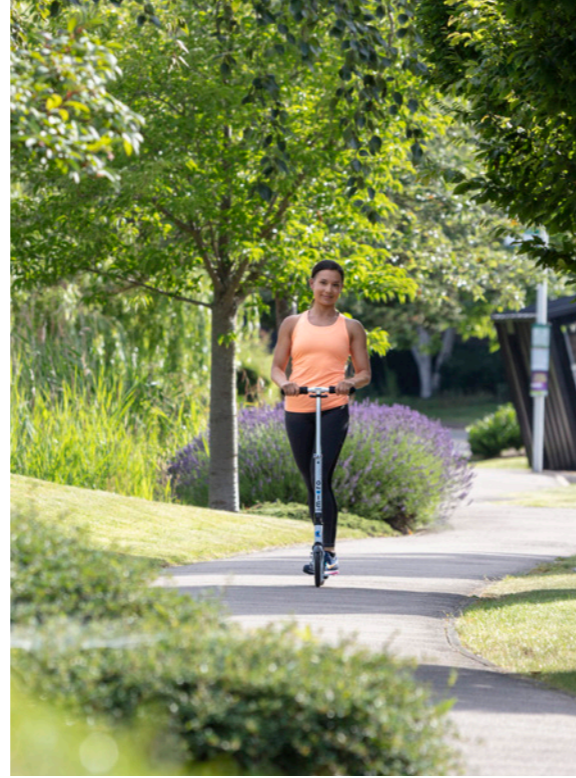
75

75 acres of green space for employees to enjoy.

The Hive

Eat, drink & play

Our brand new, purpose built amenities hub, The Hive, features 10,000 sq ft of space for relaxing, playing, eating, drinking and socialising. Complete with a state-of-the-art gym, a two storey café and flexible event space our tenants have access to the best amenities in the area.



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Events

Rest & recreation

No two days are the same at Croxley Park. Our thriving programme of events makes the most of our setting and amenities, brings all our occupier businesses together in a unique community, and gives you the chance to build your team or just let off some steam.



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- 1 The Hive Café
- 2 Croxley Scooters
- 3 Anytime Fitness Gym
- 4 The Hive
- 5 Croxley Park Scooters
- 6 Beryl Bikes
- 7 Croxley Summer Fete
- 8 Oktoberfest

Connections

Here & there

Travel times

By rail from Watford Junction*

London Euston	15 min
Milton Keynes	22 min
Birmingham New Street	69 min

By Underground from Watford**

Harrow-on-the-Hill	21 min
Baker Street	41 min
Kings Cross St Pancras	47 min
Aldgate	58 min

Local connections by road***

Watford town centre	1.5 miles
Watford Tube Station	1.0 miles
Watford Junction Station	2.0 miles
M1 (Junction 19)	3.8 miles
M1 (Junction 5)	4.5 miles

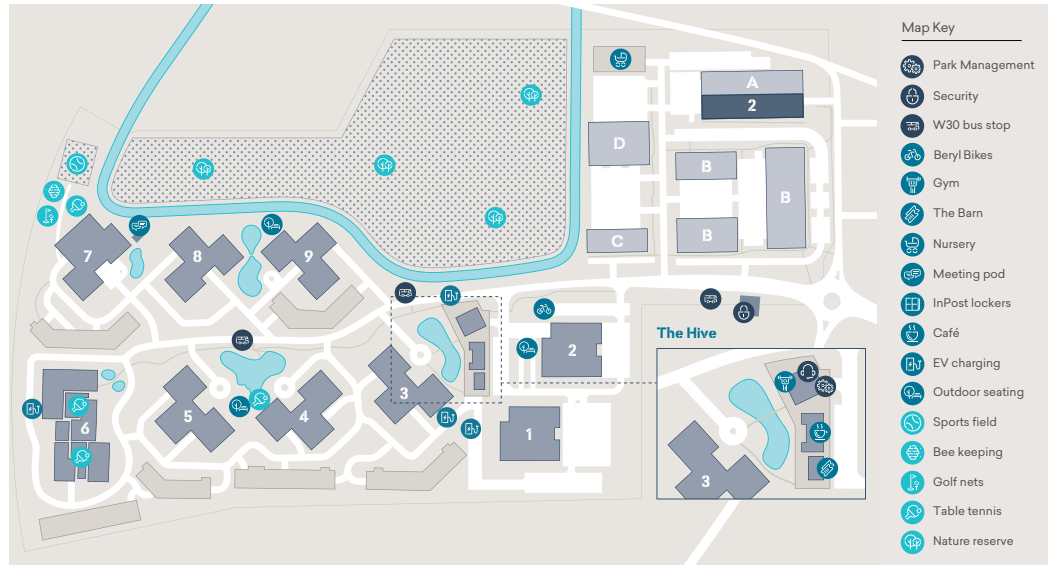
* Source: National Rail
 ** Source: TFL
 *** Source: AA Route Planner



Free shuttle bus (W30)

Connecting Croxley Park with Watford Junction rail station and Watford Metropolitan Line station. Buses run all day and depart every 15 minutes at peak times.

Where you fit in



Local Connections



Postcode: WD18 8GA

On-site management & marketing

Sarah Shippey
 Park Manager
 E: sshippey@croxleypark.com
 T: 01923 252961

Croxley Park App available at
 app store/google play

@croxleypark

croxleypark.com

Letting agents

Stimpsons

Paul Felton
 E: paul.felton@stimpsons.co.uk
 T: 01923 252188
 M: 07802 861 528

bray fox smith

Paul Smith
 E: paulsmith@brayfoxsmith.com
 T: 020 7629 5456
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