Croxley Park

Gym, car sharing, nursery, salon, landscaped park, café, electric car charging, bike rental, lively events, sports field, yoga classes, networking opportunities

& more

Croxley Park

More than just a place to work

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& more

The park

For 9 to 5 & everything in between

Croxley Park is more than just a great place to do business. We're an impressive headquarters for international companies, and a flexible home for local start-ups. We're also a thriving community, a well-connected hub and a relaxing haven. For us, business success is just one part of life – you can expect much more at Croxley Park.

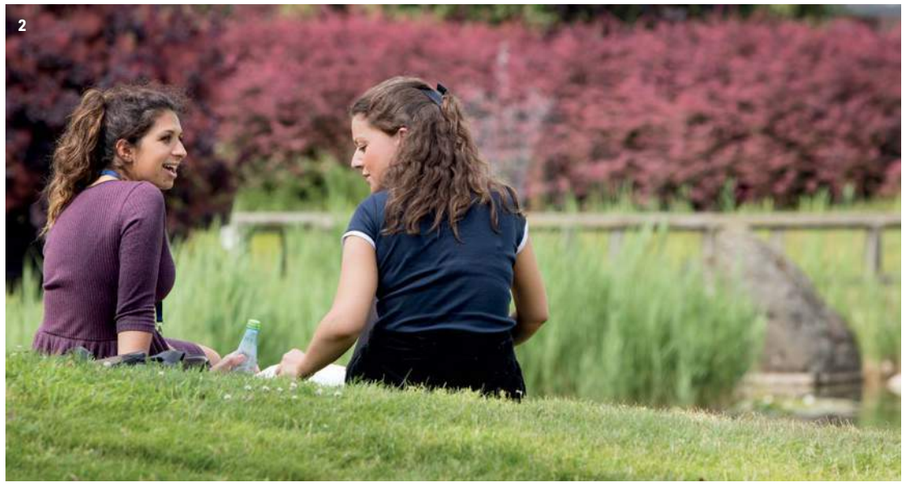
The park

- **Grade A offices**
- **Exceptional service**
- **Unrivalled investment**
- **Outstanding amenities and facilities**
  & more to come

1 Building 1 front elevation
2 Meeting pod

The park

- Regular events
- Unmissable one-offs
- Networking opportunities
- Thriving community
- Customer service
  & work/life balance



1 Summer Fête
2 Downtime in the park
3 Climbing wall event
4 Business breakfast
5 Olympics event

2,400

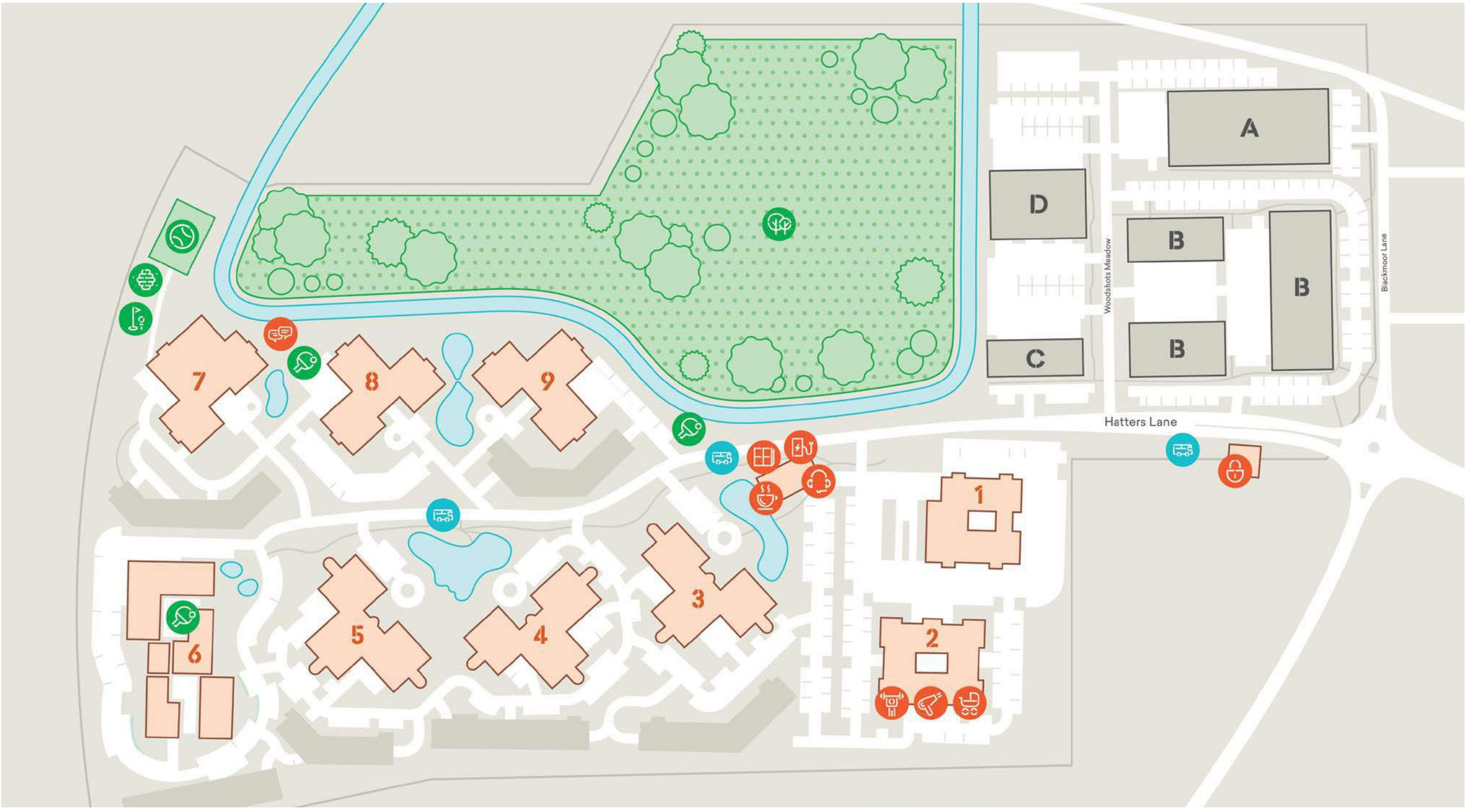
Over 2,400 employees are based at Croxley Park.

75

75 acres of green space for occupiers' employees to enjoy.

Where you fit in

Croxley Park is a thriving community,
a well-connected hub and relaxing haven.



Map Key

- Management centre
- Security
- Gym
- Salon
- Nursery
- Meeting pod
- Amazon lockers
- Café
- Electric car charging
- Sports field
- Bee keeping
- Golf nets
- Table tennis
- Nature reserve
- Shuttle bus stop

Current occupiers

We provide more opportunities to more businesses, and with our new Grade A 65,000 sq ft building due for completion in 2017, that's only set to continue. It's exactly how our occupiers like it; Croxley Park's unique mix creates a vibrant community, and plenty of opportunities to take your business even further.

600%

A current occupier has expanded by 600% while based on the Park.

Smith & Nephew, Kodak, Medtronic, Howdens, Tusker, GE Money, Thrive Homes, IGT Technology, GBST, De Lage Landen & many more

Flexible Space

For big business...

A unique workplace in an established location, Croxley Park offers huge benefits for large companies.

Whether you're looking for a UK HQ or a major European office, this is the perfect home for big businesses. With excellent transport links to London, the UK and beyond, we're impeccably connected. With top-class business support, a wealth of amenities and a thriving community, you can see why world-class businesses such as Howdens and Kodak have chosen to base themselves here. You can join them – our new building offers 65,000 sq ft of Grade A development, making it the ideal HQ for a major corporate company.

Space available up to

65,000 sq ft

Flexible Space

& ambitious start-ups

A welcoming home for smaller businesses, this is the perfect environment in which your company can flourish and grow.

Whatever the size of your ambitions, Croxley Park delivers big business advantages in a space that can adapt to your changing needs. With unique amenities, excellent service and the support of a flourishing business community, the Park is already home to a growing number of small companies, who contribute greatly to its thriving atmosphere. Our B6 small unit scheme provides your own front door, the support you need, and the flexibility to keep growing your space as your business develops.

Space available from

1,000 sq ft

Park life

Friendly faces & green spaces

Croxley Park is a special place to work. The amenities are unique, well considered and expertly managed by the team.

There's a friendly and welcoming 'campus' atmosphere here, thanks in part to the popular events run by the Park. And the natural surroundings are a pleasure all year long – from our waterside setting we get to enjoy the natural beauty of the park throughout the changing seasons.

Sharon Slavin, IGT

International game technology, design and production company

On-site service

We give 110% & then some

We're one team, with one aim: to deliver an on-site experience that's always defined by the very highest standards of service.

There's a Croxley Park way of doing things, and our 20-strong management team is on site and on hand to make it happen, providing 5-star service and a rich and varied day-to-day experience.

Helping you make the most of our unique facilities and amenities, we'll take care of everything you need – from business-to-business introductions, to energy saving analysis and recycling tips. And if you're looking for additional storage space, after-work language classes or a game of 5-a-side football, we'll always go the extra mile to help.

With a 24/7 manned office, CCTV control room and regular foot and vehicle patrols, we take your security seriously, giving you the peace of mind to concentrate on running your business and enjoying your life. Our Park is beautiful, and our gardening team is here to keep it that way, ensuring neat borders, flourishing greenery and perfectly litter-free pathways.

We're proud of our place, and our cleaning team is always on hand to maintain an impressively spick-and span environment in which it's a pleasure to work and live.

1 Sarina Staff: Marketing & Customer Services Manager
2 Dan Atkinson: Part of the Landscaping team
3 Toby Bachelor: Facilities Manager and Sarina Staff

24/7 manned office means we're always here to help.

CCTV and regular security patrols for peace of mind.

Our gardening team keeps the park beautiful and tidy.

Amenities

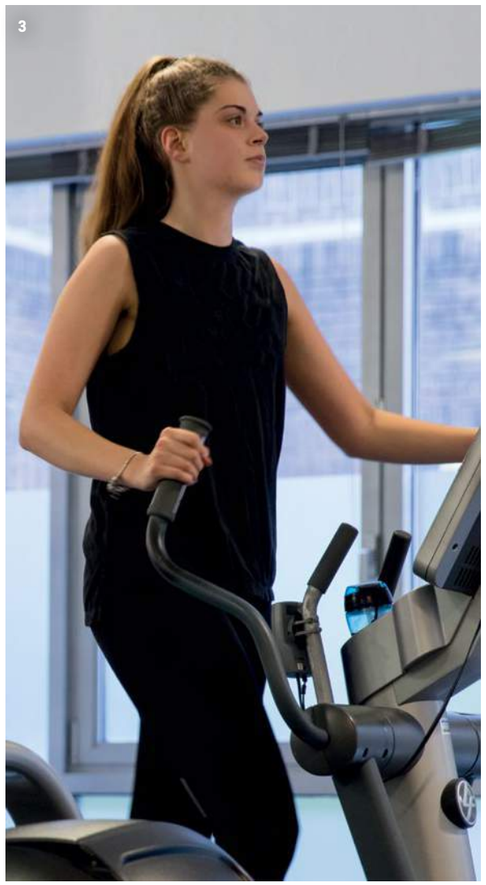
At Croxley Park there's more to life than work. Our café is a thriving hub, our meeting pods are the place to make plans, and our green spaces offer room to relax and unwind.

Gym, nursery, café, salon, landscaped park, bicycle rental, lively events, sports field, electric car charging, yoga, networking, car sharing & much more

Amenities

Workout, rest & play

For us, the perfect work/life balance means enjoying the best of both worlds, and all in one place. We know that happy employees make successful companies, and our unique amenities ensure that Croxley Park is much more than simply a place to come to work.



- Borrow one of our bikes to get around quickly.
- Join our gym, yoga, Pilates or running club.
- Boost your knowledge with after-work classes.
- Never miss a delivery with on-site Amazon Lockers.
- Enjoy delicious food and refreshments in our café.

1 Outdoor table tennis
2 Nursery
3 On-site gym
4 Park café
5 Buffet lunch

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.

1 Open air cinema
2 Summer fête
3 Climbing wall event
4 Olympics event

Sustainability

Sustainability & environment

At Croxley Park we make it easy to be an environmentally friendly business and enhance your CSR commitments.

We take care of everything from on-site food composting to cardboard baling and rainwater harvesting. We also use renewable energy, provide charging points for electric vehicles, run a park-wide car-sharing scheme, and have designed 60+ bike spaces into our new building.

We also do our bit to protect the bees. Working together, our occupier businesses care for our own colony, which not only benefits our environment but also produces delicious honey for our café. And our expert stewardship includes teaching local schools about the crucial part bees play in our ecosystems.

60+

Over 60 bike spaces have been designed into our new building.

Environmentally aware schemes on the park include:

Renewable energy source, on-site food composting, waste recycling, cardboard baling, park-wide car share scheme, charging points for electric vehicles, rainwater harvesting & busy bees

Energy efficiency

Green energy & zero waste

35%+

Our buildings are typically 35%+ more cost effective than conventional office buildings.

When we say that we're green, we mean it. As part of our commitment to reducing energy consumption, our refurbished buildings are Grade A+ specified, with a Grade B Energy Performance Certification (EPC) Rating.

They achieve this through state of the art technology; energy efficient heating, cooling and ventilation systems with heat recovery, and energy efficient lighting with daylight dimming and smart metering. Of course, this also saves you money; our buildings are typically 35%+ more cost effective than conventional office buildings.

We're equally committed to reducing our waste through recycling, and thanks to the scheme coordinated by our team, we've sent zero waste to landfill since 2012.

Future investment

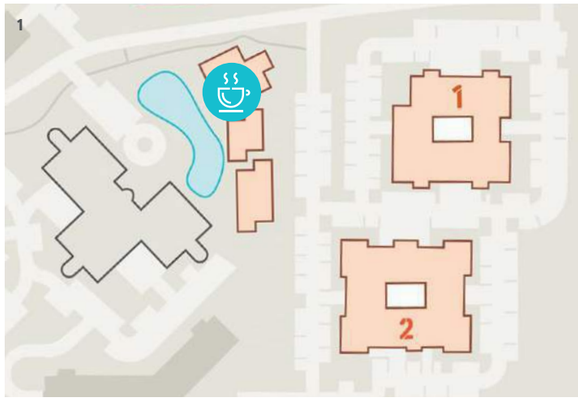
Future plans & development

As one of the few large market-leading business parks to benefit from single ownership, Croxley Park benefits from easier decision making and a progressive approach. Our ambitious future plans include significant investment in our buildings, amenities and infrastructure, to create a Park that's always improving.

With Building 1 (65,000 sq ft) due for completion in 2017, we're expanding our offer of high specification offices for businesses across all sectors.

Our improved and extended amenity hub will provide a host of additional facilities and activities for our occupiers. With the new Metropolitan Line station soon to open next to the Park, the future's looking ever more exciting.

1 Future developments
2 CGI of Building 2
3 Architect's sketch of new amenity area



1 65,000 sq ft building to be completed in 2017.

2 85,000 sq ft building, with 12 month build program.

New amenity hub including cafe, gym and events space.

Cassiobridge Metropolitan Line underground station projected to open in 2020.

Transport connections

15 mins

regular departures of our free shuttle bus to Watford Junction.

12 mins

by car from M25 (Junction 18) via A412.
(Source: AA Route planner)

15 mins

by bicycle from Watford Junction rail station.
(Source: Google maps)

14 mins

away from nearby Watford town centre by road.
(Source: Google maps)

29 mins

by car from Heathrow Airport via M25.
(Source: AA Route planner)

15 mins

by train from Watford junction rail station to London Euston.
(Source: National Rail)

Wherever you're coming from, and however you're getting here, Croxley Park makes travelling to work easy. And with 2020 seeing the projected opening of the Metropolitan Line's new Cassiobridge station just a short walk from Croxley Park, you'll soon have even more freedom to choose how you get here.

Planes, trains & automobiles

Local connections

Arrivals & departures

Just two miles from Watford town centre, twelve minutes from the M25 and with an excellent car parking ratio, the Park is ideal for drivers. But it's equally accessible without a car, offering exceptional regional transport links including bus, tube and a free shuttle bus for occupiers. All of which helps you recruit local staff, and keeps you connected with the wider world.

Sat Nav: WD18 8YR

Local connections by road

Watford town centre	1.5 miles
Watford Junction Station	2.0 miles
Watford Tube Station	1.0 miles
Croxley Tube Station	1.1 miles
Cassiobridge Tube Station*	0.3 miles
Croxley Green Premier Inn	0.3 miles
The Grove Hotel/Golf	4.0 miles
Intu shopping centre	2.2 miles

Bus services available from the A412

320	Hemel Hempstead and Rickmansworth
324	North Watford and Rickmansworth
336	High Wycombe via Amersham
352	Hemel Hempstead via Chipperfield
724	St Albans, Uxbridge and Heathrow

Free shuttle bus (W30)

Connecting Croxley Park with Watford Junction rail station. Buses depart every 15 minutes.

* Projected opening 2020. Source: TFL

Regional connections

London & beyond

We're ideally situated for the capital, with trains to London Euston leaving Watford every 10 minutes with a journey time of 15 minutes. The nearby M25 connects you to the UK motorway network, while simple connections to Heathrow and Gatwick airports offer a handy gateway to the rest of the world.

Airports by car*

Luton Airport	33 min
Heathrow Airport	29 min
Gatwick Airport	66 min

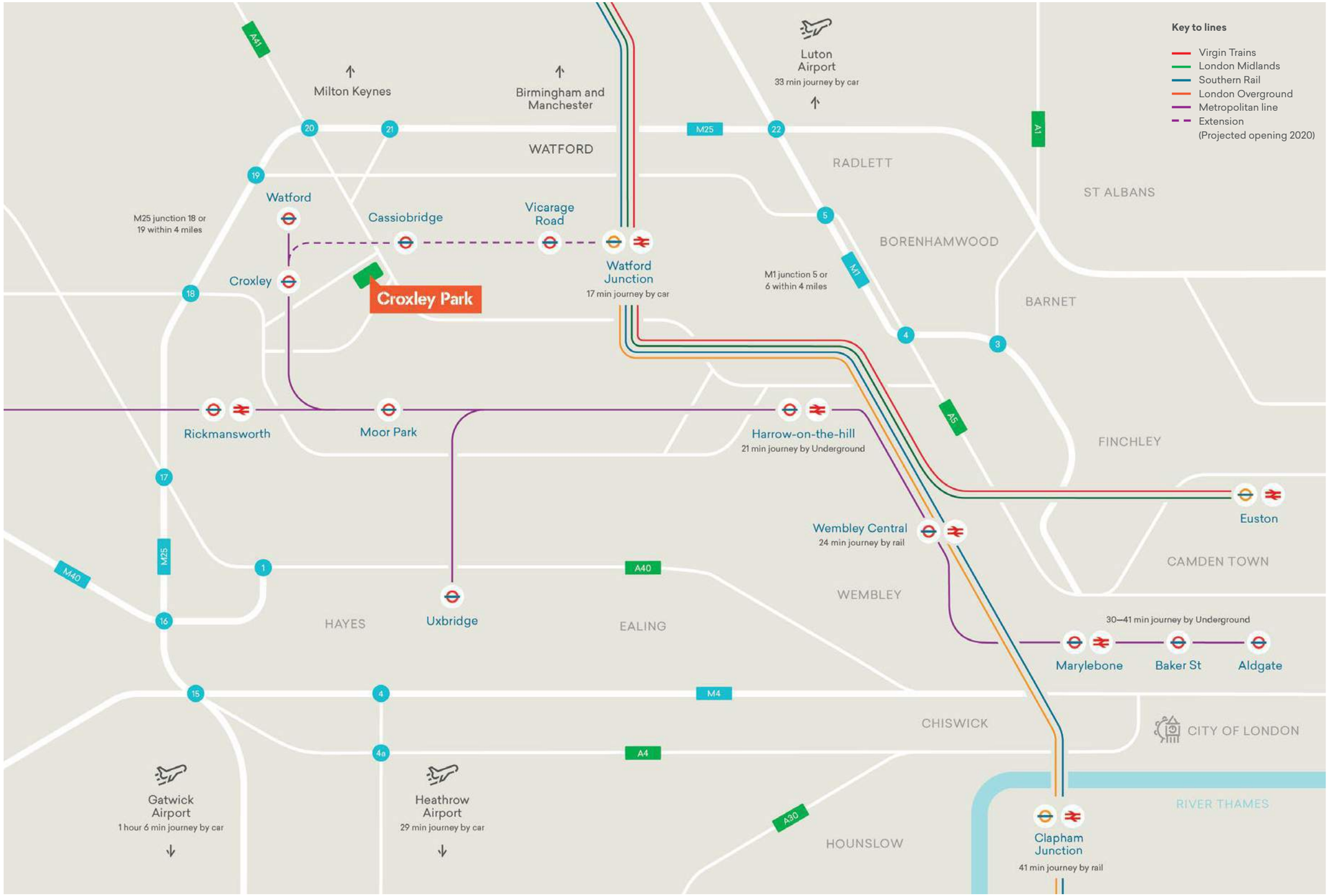
By Underground from Watford**

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

By rail from Watford Junction**

London Euston	15 min
Milton Keynes	22 min
Clapham Junction	41 min
Birmingham New Street	69 min

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



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