



MX Park
Sibson Way
Rickmansworth
WD3 9AD


New warehouse/ logistics units to let

81,025 SQ FT & 97,795 SQ FT

Available for immediate occupation



Barwood.

ashforddevelopments 

An exceptional urban logistics opportunity

INTRODUCTION

MX Park, situated in Maple Cross, Rickmansworth (WD3 9AD), is a premier urban logistics development offering two state-of-the-art warehouse / logistics units available for immediate occupation. Just under one mile from M25 Junction 17, it offers exceptional connectivity across the region, including rapid access to Greater London, key motorways, and major airports.

◀ M40: 6 miles

M25

J17

M1: 10 miles ▶

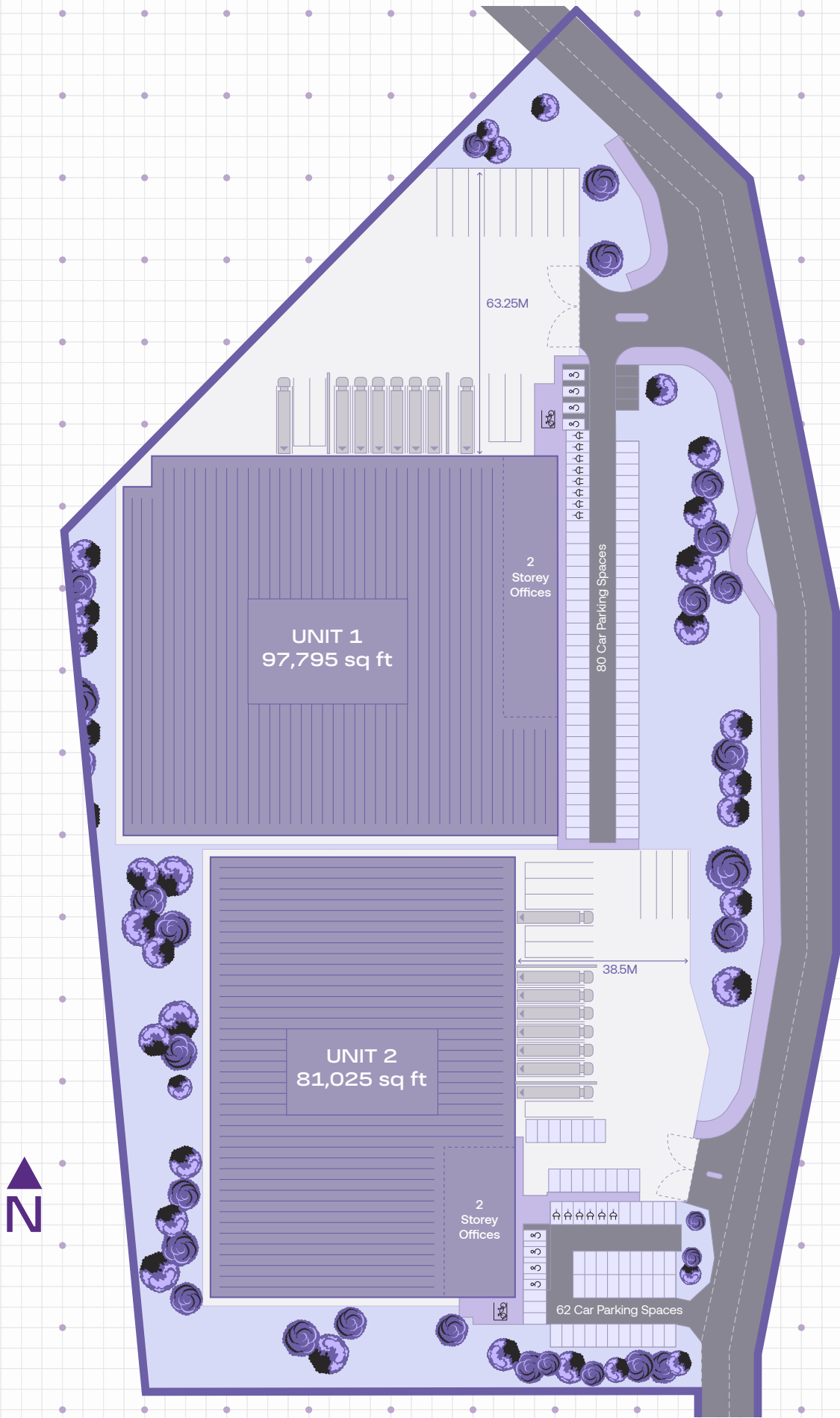
Denham Way


North Orbital Rd / Denham Way / A412




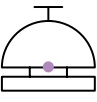
Sibson Way


Rickmansworth & Watford ▶





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6 Dock & 2 Level Doors (Per Unit)
- 


500 KvA Per Unit
- 

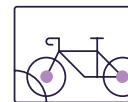
Ground Floor Reception
- 


Two Storey Offices
- 


LED Lighting
- 


15% Roof Lights
- 


Secure Yards
- 


Raised Floors
- 

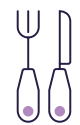
Cycle Spaces
- 

Suspended Ceilings
- 

Fm2 Category Floor
- 

50kn/M2 Floor Loading
- 


Mechanical Ventilation
- 

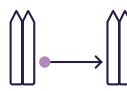
8 Person Lift
- 


Kitchenettes On Each Floor


UNIT 1

| | | |
|---------------------------------|--------------------|-------------------|
| Warehouse | 85,805 sqft | 7,972 sq m |
| First Floor Offices | 5,995 sqft | 557 sq m |
| Second Floor Offices | 5,995 sqft | 557 sq m |
| Total <small>GEA</small> | 97,795 sqft | 9,086 sq m |

- 

12M Clear Height
- 


63.25M Yard Depth
- 

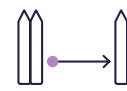
80 Parking Spaces
- 


8 EV Charging Points (+ 8 additionally enabled)


UNIT 2

| | | |
|---------------------------------|--------------------|-------------------|
| Warehouse | 70,677 sqft | 6,566 sq m |
| First Floor Offices | 5,174 sqft | 481 sq m |
| Second Floor Offices | 5,174 sqft | 481 sq m |
| Total <small>GEA</small> | 81,025 sqft | 7,528 sq m |

- 

10M Clear Height
- 

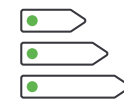
38.5M Yard Depth
- 

62 Parking Spaces
- 

6 EV Charging Points (+ 6 additionally enabled)



An efficient development with low-carbon initiatives at its core



EPC A
Efficiency



EV Charging
Points



500 Lux
Led Lighting



15% Roof
Lights



40 Covered Cycle
Spaces per Unit



BREEAM
"Very Good"



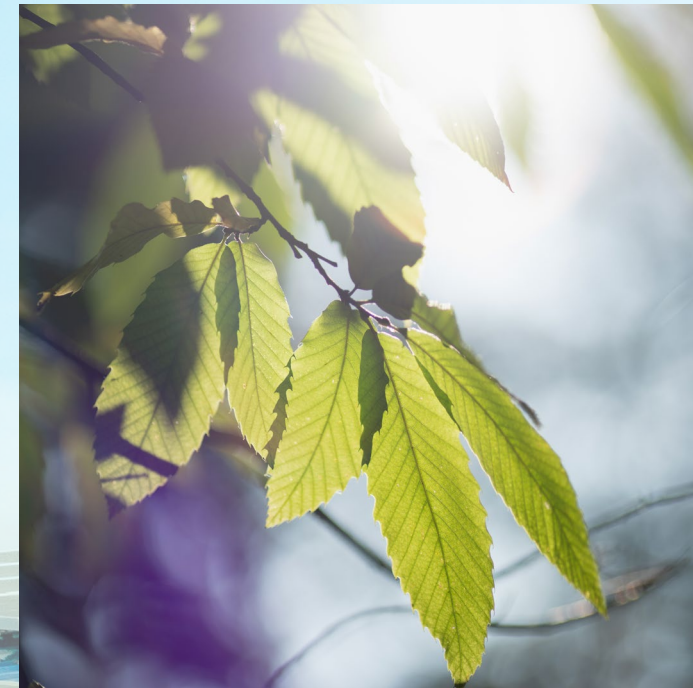
Installation of
Solar PV Panels



High Level of
Water Efficiency

SUSTAINABILITY AT MX PARK

The development has been designed with sustainability and efficiency at its core, achieving EPC A and BREEAM "Very Good". Each building provides integrated EV charging points, extensive cycle storage, solar PV panels, high water efficiency and LED illumination supporting low-carbon operations and reducing environmental impact.



Extensive planting around the site.



Unrivalled urban logistics location

MX Park is accessed via Denham Way / A412 North Orbital Road within Maple Cross, Rickmansworth, less than one mile from the M25 J17. This strategic position offers exceptional connectivity to the M40, M4, M1, Heathrow Airport and Greater London.

| Location | Distance | Time |
|-----------------------|------------|--------------|
| M25 | 0.8 Miles | 2 Mins |
| Rickmansworth Station | 2.1 Miles | 5 Mins |
| Watford | 6.0 Miles | 15 Mins |
| M40 | 6.2 Miles | 7 Mins |
| M1 | 9.7 Miles | 11 Mins |
| Park Royal | 16.2 Miles | 32 Mins |
| Central London | 23.1 Miles | 53 Mins |
| Birmingham | 106 Miles | 1 Hr 45 Mins |

| Airports / Ports | Distance | Time |
|------------------|------------|--------------|
| Heathrow Airport | 15.5 Miles | 20 Mins |
| Luton Airport | 22.1 Miles | 28 Mins |
| Stansted Airport | 51.0 Miles | 52 Mins |
| Tilbury | 56.4 Miles | 55 Mins |
| London Gateway | 58.7 Miles | 60 Mins |
| Southampton | 74.2 Miles | 1 Hr 10 Mins |



ULEZ

Outside the expanded Ultra Low Emission Zone



1,195,700

Total population of Hertfordshire



82.9%

Of the total population are economically active



90%

Of the local population are NVQ1 qualified



950,718

People live within 10 miles of MX Park



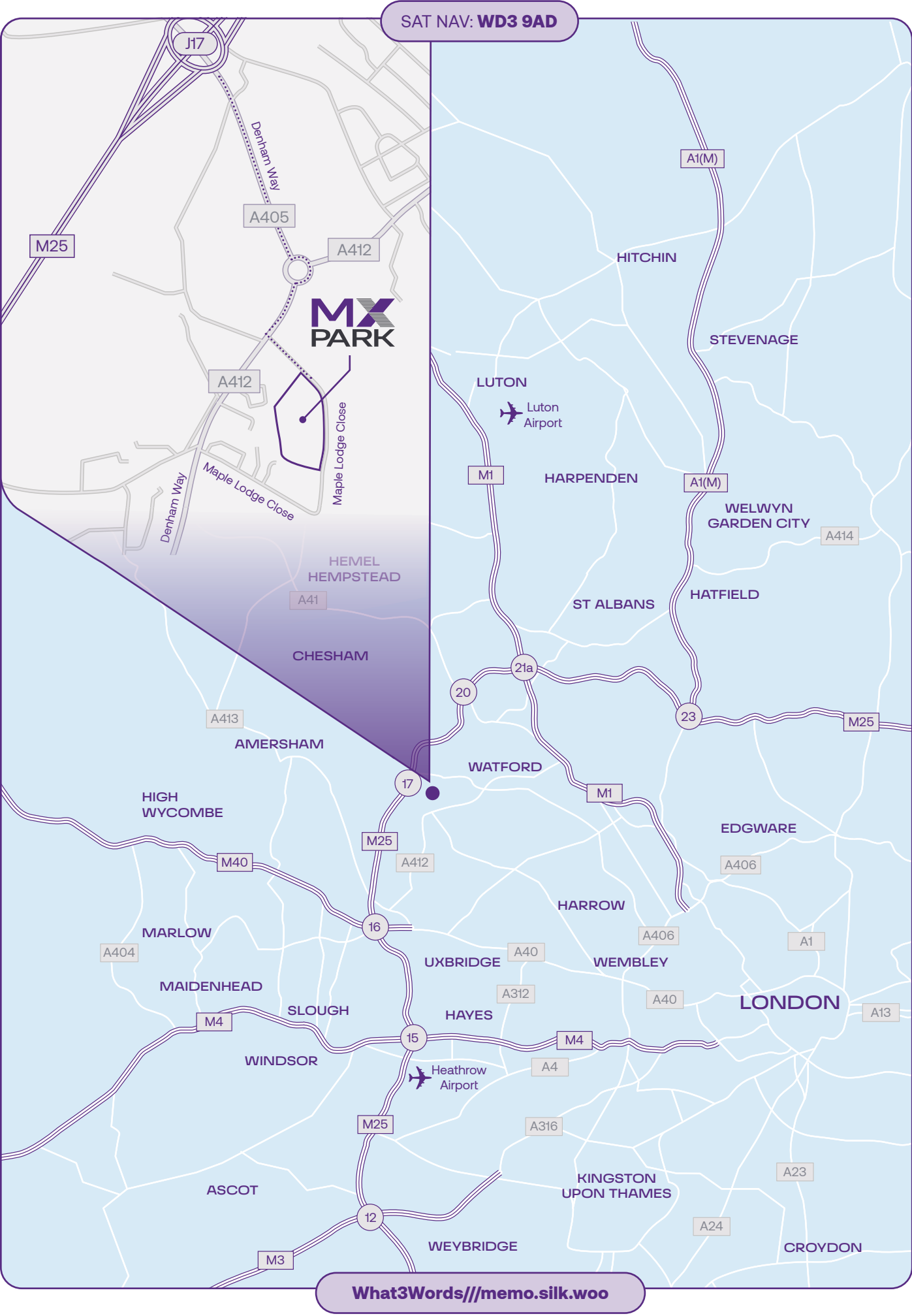
32,000

People employed in the manufacturing sector



24,000

Local people employed in transport and storage





For further information on availability, lease terms and quoting
rent please contact joint agents



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information, visit
www.mxpark.co.uk

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