



MX Park
Sibson Way
Rickmansworth
WD3 9AD

New Industrial / Warehouse units

UNIT 1 **97,795 SQ FT** (9,086 SQ M)

UNIT 2 **81,025 SQ FT** (7,528 SQ M)



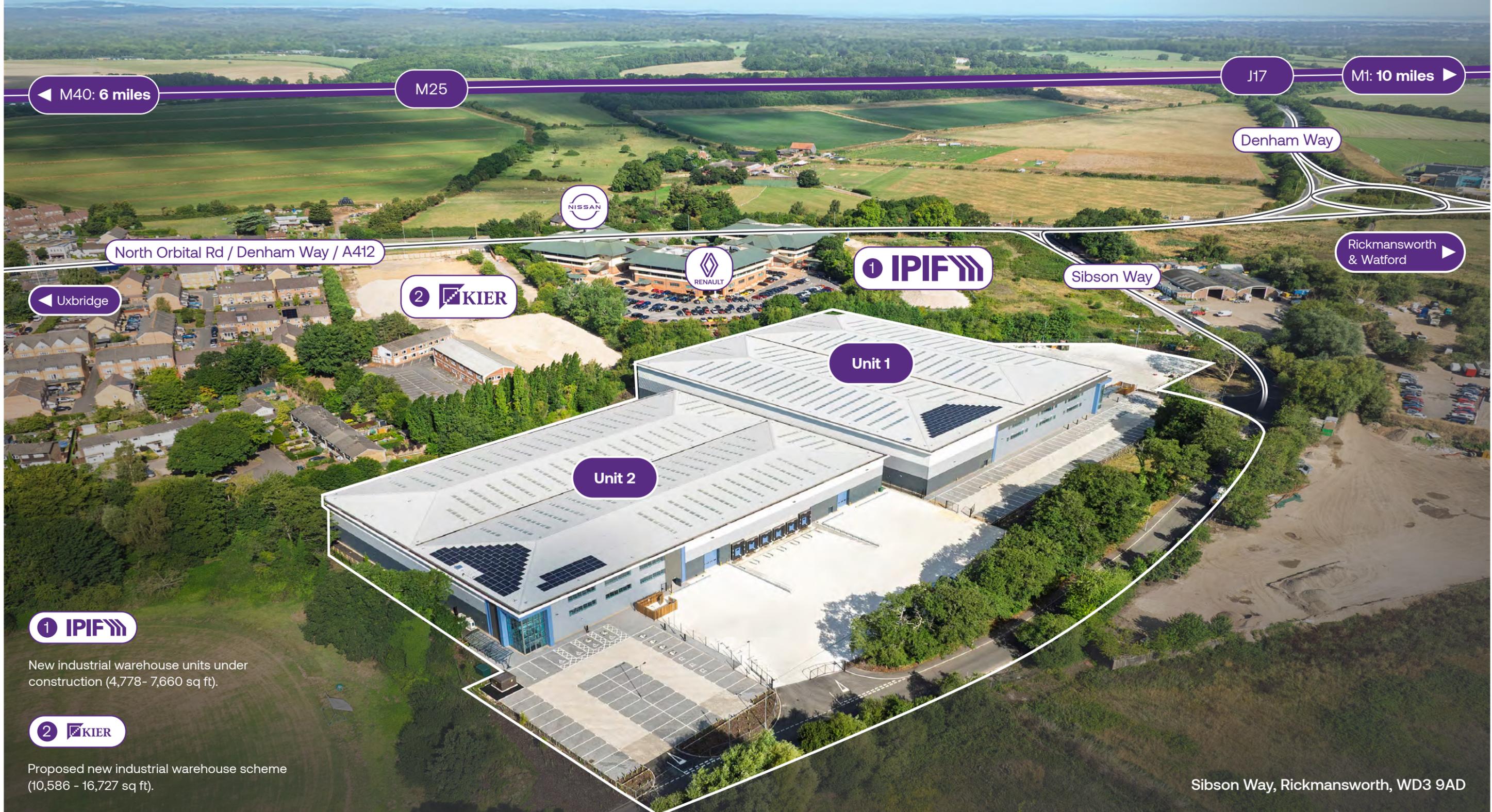
Barwood.

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. 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

◀ Uxbridge

2 KIER



1 IPIFY

Sibson Way

▶ Rickmansworth & Watford

Unit 1

Unit 2

1 IPIFY

New industrial warehouse units under construction (4,778 - 7,660 sq ft).

2 KIER

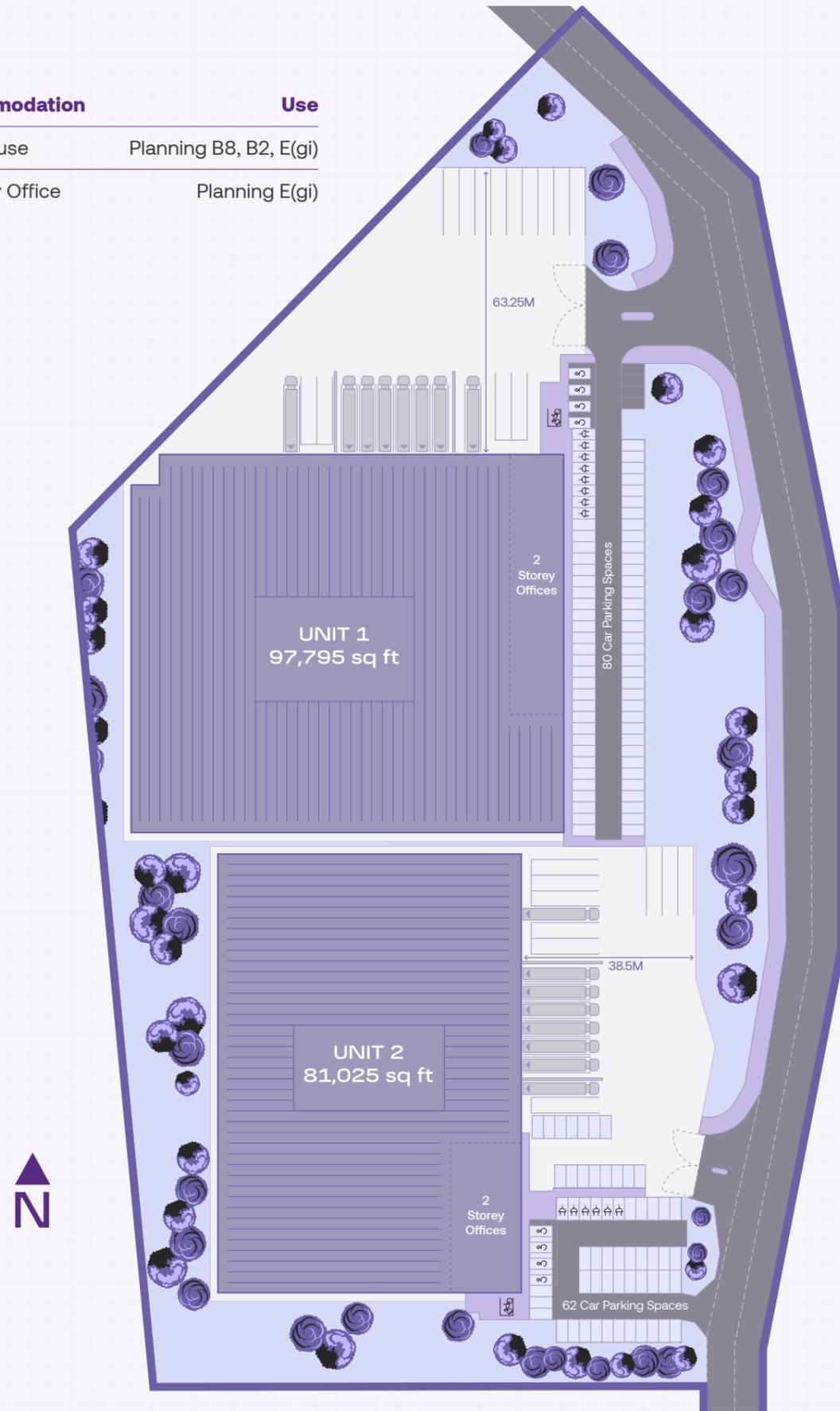
Proposed new industrial warehouse scheme (10,586 - 16,727 sq ft).

Accommodation

Use

Warehouse Planning B8, B2, E(gi)

Ancillary Office Planning E(gi)



- 6 Dock & 2 Level Doors (Per Unit)
- Power 495 kVA
- Ground Floor Reception
- 2 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 GEA	97,795 sqft	9,086 sq m

- 12M Clear Height
- 63.25M Yard Depth
- 80 Parking Spaces
- 8 EV Charging Points (+ 8 additionally enabled spaces)

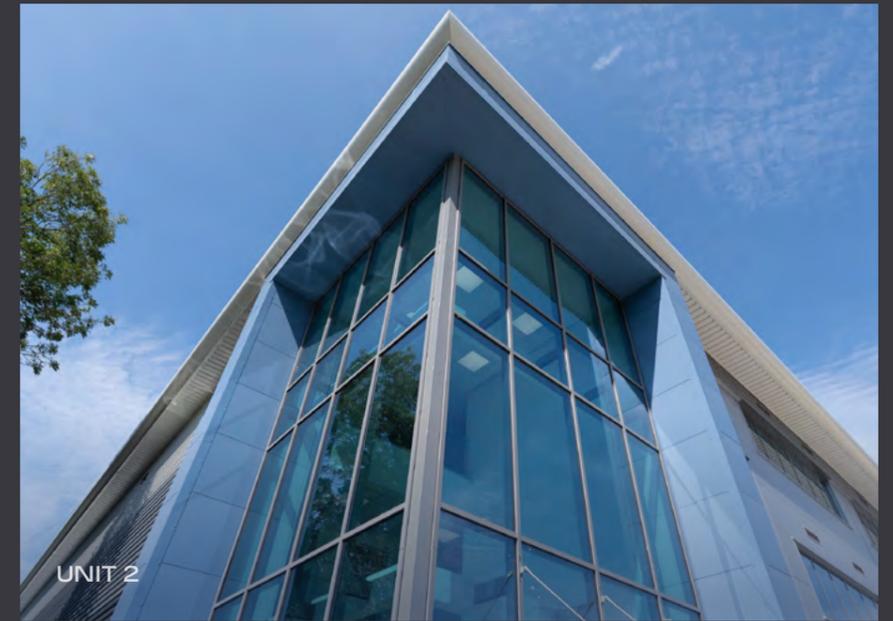
UNIT 2

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 GEA	81,025 sqft	7,528 sq m

- 10M Clear Height
- 38.5M Yard Depth
- 62 Parking Spaces
- 6 EV Charging Points (+ 6 additionally enabled spaces)



UNIT 2



UNIT 2



UNIT 2



UNIT 1



UNIT 1



UNIT 1

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'



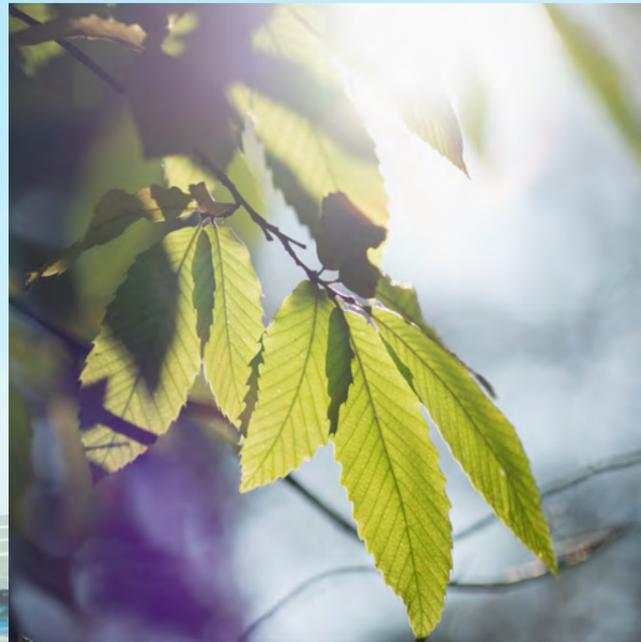
Solar PV Panels



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.



Sibson Way, Rickmansworth, WD3 9AD





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