



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)

Available for immediate occupation



Barwood.

ashforddevelopments 

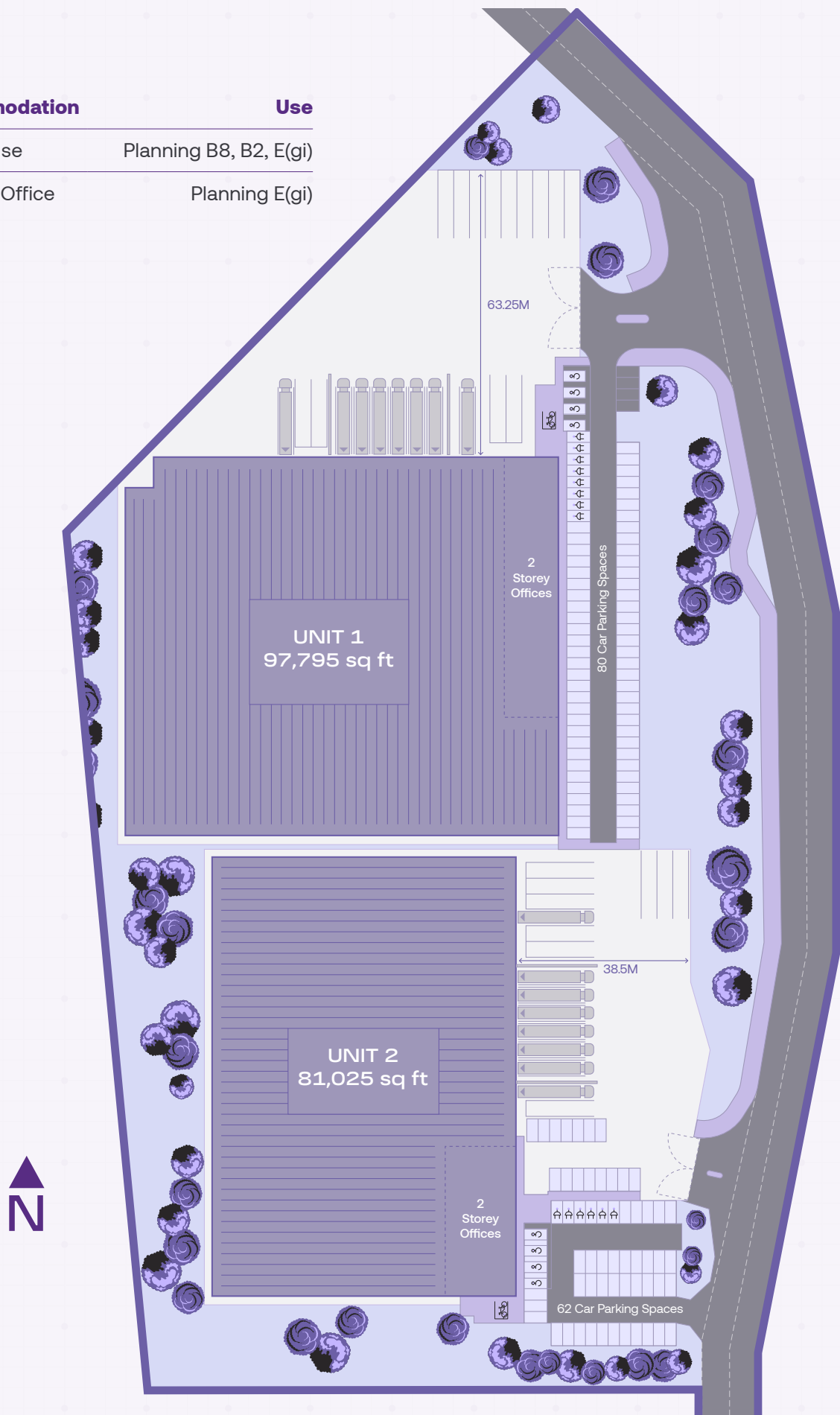
An exceptional urban logistics opportunity



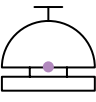





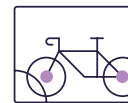





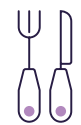
INTRODUCTION

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.




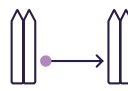


Accommodation	Use
Warehouse	Planning B8, B2, E(gi)
Ancillary Office	Planning E(gi)



 6 Dock & 2 Level Doors (Per Unit)	 Power 495 KVA	 Ground Floor Reception	 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


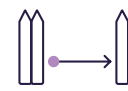


UNIT 1

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)



UNIT 2



UNIT 2



UNIT 2



UNIT 1



UNIT 1

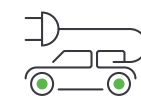


UNIT 1

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"



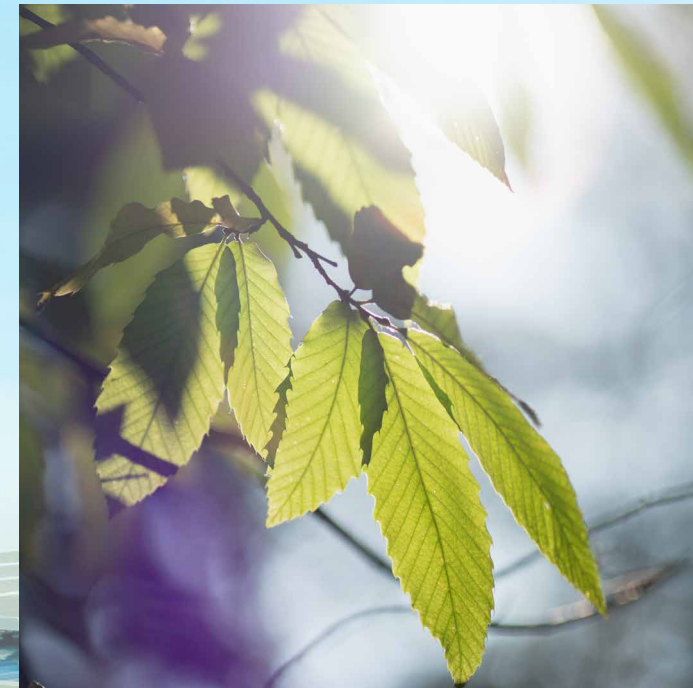
Solar
PV Panels



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



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 and 6 miles north of the M40 J1. This strategic position offers exceptional connectivity to the M40, M4, M1, Heathrow Airport and Greater London.

Location	Distance	Time
M25	0.7 Miles	2 Mins
Rickmansworth Station	1.8 Miles	5 Mins
Denham Station	3.6 Miles	8 Mins
M40	5.0 Miles	8 Mins
Watford	6.0 Miles	14 Mins
Uxbridge	6.8 Miles	14 Mins
M1	9.7 Miles	11 Mins
Pinewood Studios	12.0 Miles	18 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

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ULEZ

Outside the expanded Ultra Low Emission Zone



1,236,200

Total population of Hertfordshire



772,155

Of the total population are economically active



92.5%

Of the local population are NVQ1 qualified



1,530,078

total population within 10 miles



33,000

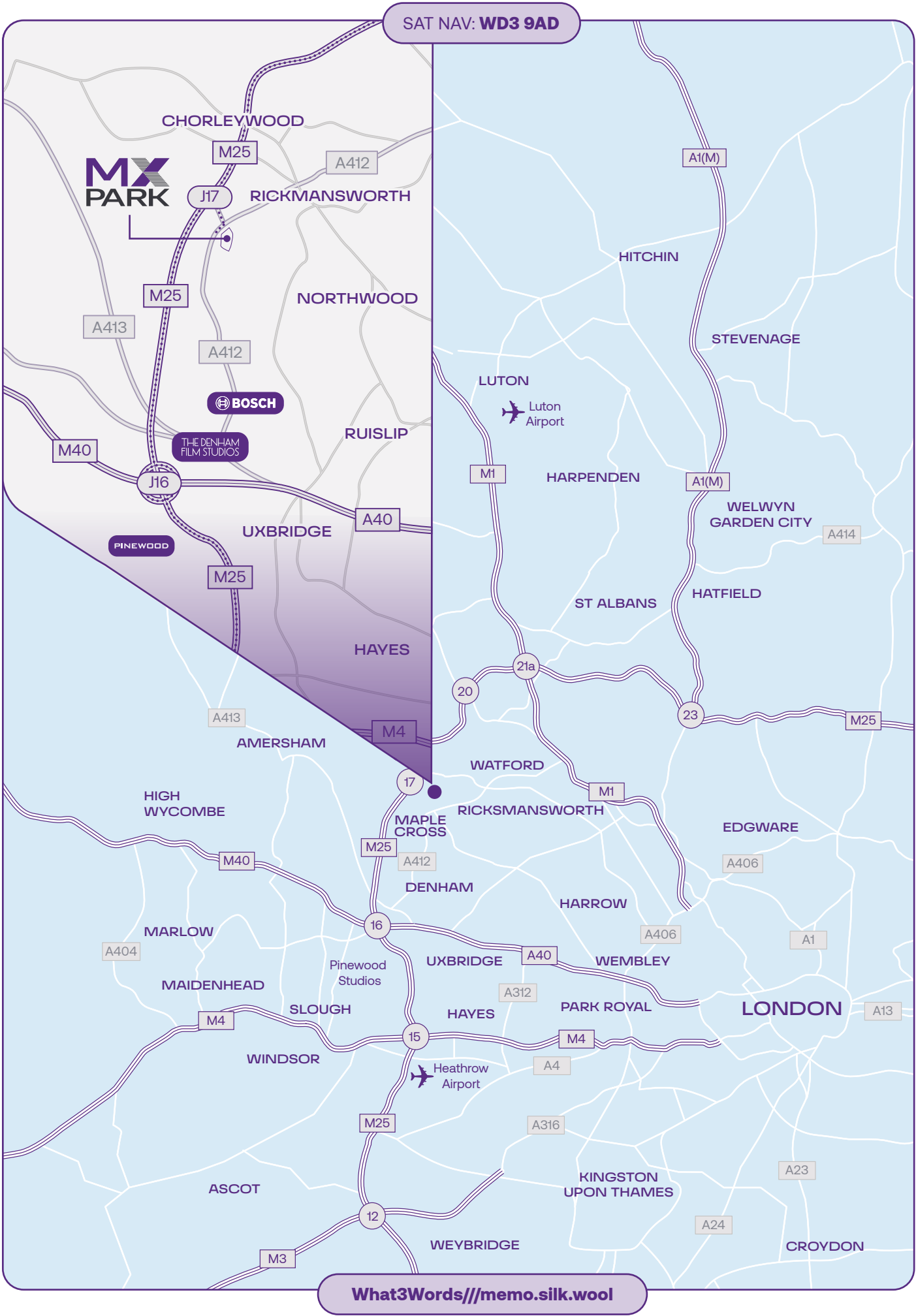
People employed in the manufacturing sector



+52,506

Local people employed in transport and storage

Source: <https://www.hertfordshire.gov.uk/>
<https://www.caci.co.uk/>
and Nomis



Sources: Google Maps & ONS Survey



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



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