

CGI: Trade City Maple Cross units 1 - 4

Trade City

Trade City Maple Cross

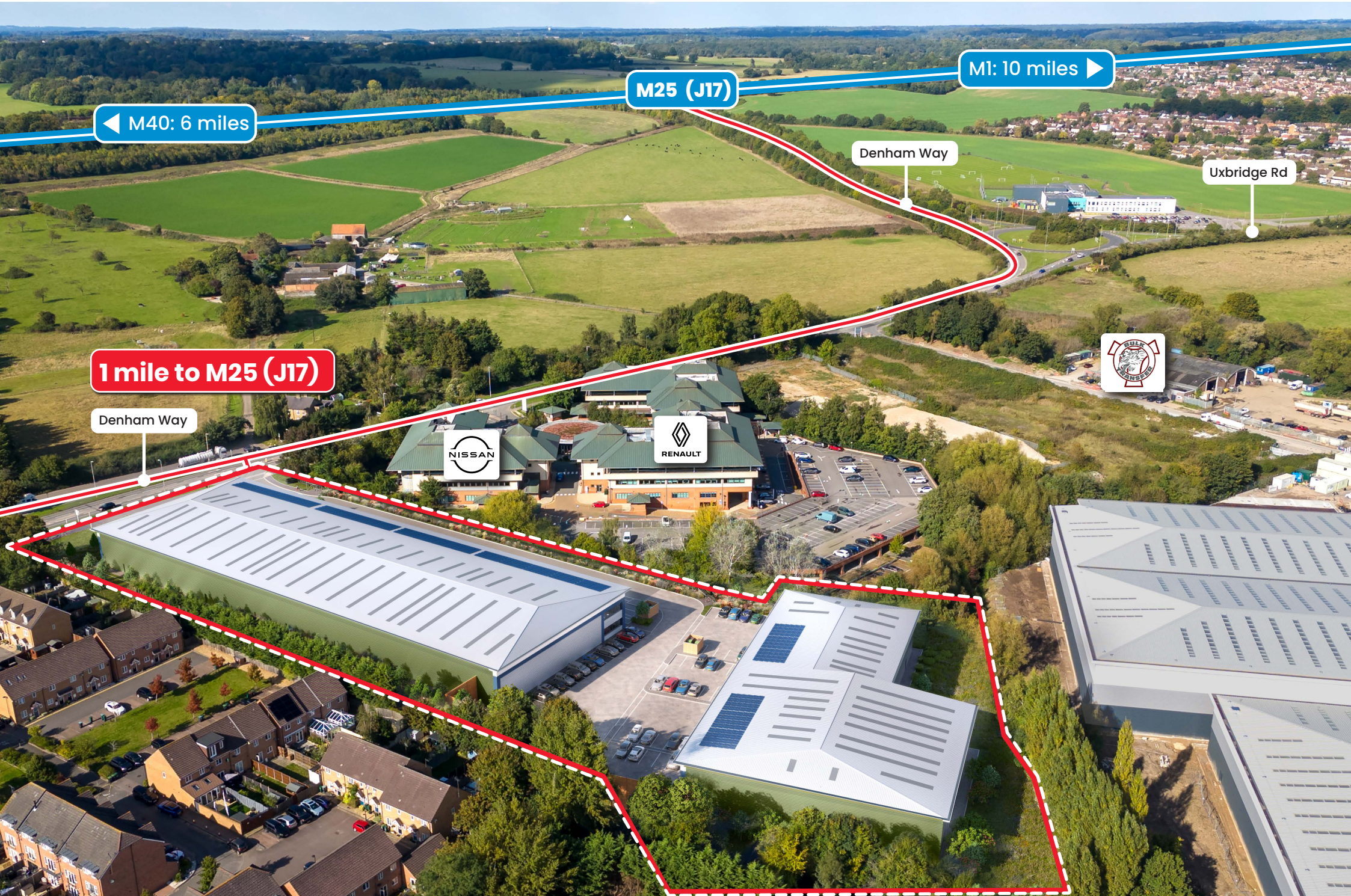
TO LET | Denham Way, Maple Cross, Rickmansworth, WD3 9AR

UNDER CONSTRUCTION

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- Available Q4 2026
- 6 new trade / industrial units
- 11,215 sq ft - 60,343 sq ft
- Units can be combined
- Targeting BREEAM Excellent
- Grade A Offices

KIER


M1: 10 miles
M25 (J17)
M40: 6 miles
Denham Way
Uxbridge Rd
1 mile to M25 (J17)
Denham Way
NISSAN
RENAULT



CGI: Trade City Maple Cross, units 5 & 6

Accommodation

Click buttons for Racking plans

Racking Plan - Units 1 - 4 | Racking Plan - Units 5 - 6

	(GEA) Sq m	Sq ft	
Unit 1	**1,531**	**16,480**	
Ground	1,361	14,650	**9**
First	170	1,830	
Unit 2	**1,223**	**13,165**	
Ground	1,060	11,410	**7**
First	163	1,755	
Units 1 & 2	**2,754**	**29,645**	
Unit 3	**1,125**	**12,109**	
Ground	978	10,527	**6**
First	147	1,582	
Unit 4	**1,727**	**18,589**	
Ground	1,524	16,404	**11**
First	203	2,185	
Units 3 & 4	**2,852**	**30,698**	
Unit 5	**1,042**	**11,216**	
Ground	861	9,268	**25**
First	181	1,948	
Unit 6	**1,553**	**16,717**	
Ground	1,369	14,736	**19**
First	184	1,981	
Units 5 & 6	**2,595**	**27,933**	
Communal Parking			**17**

Approx. GEA areas. Units can be combined

- 8m clear internal height
- Electric loading doors
- Floor loading 50kN sq m
- Grade A offices (with raised floors)
- Units can be combined
- Fibre broadband
- High quality exterior finish
- Class E (g) iii B2 & B8 use
- Enhanced cladding and insulation
- Lift access to first floor
- Future Proof
- Dedicated yard and car parking



Environment

Our Trade City and Logistics City concepts have evolved to be market leading in terms of environmental credentials, ensuring our developments, and the materials used, are sustainable.

From the initial design through to the final completion, our units are built with sustainable materials and energy efficient features, ensuring a lower environmental impact as well as reduced end-user costs.

- Target BREEAM rating Excellent
- Cycle storage
- Electric vehicle charging
- Energy efficient LED lighting
- Target EPC Rating - A
- Life Cycle Analysis (LCA)
- Responsibly sourced materials
- Efficient building performance
- 15% Warehouse roof lights
- Soft landscaping
- Solar PV panels
- Renewable technology





Travel Distances

Drive times

Destination	Miles	Time
M25 (J17)	1 mile	3 mins
Rickmansworth Station	2 miles	5 mins
M40 (J1A)	6 miles	9 mins
M1 (J6A)	10 miles	12 mins
Watford	6 miles	15 mins
M4 (J48)	12 miles	15 mins
M3 (J2)	19 miles	29 mins
Park Royal	16 miles	32 mins
Central London	23 miles	53 mins

Airports

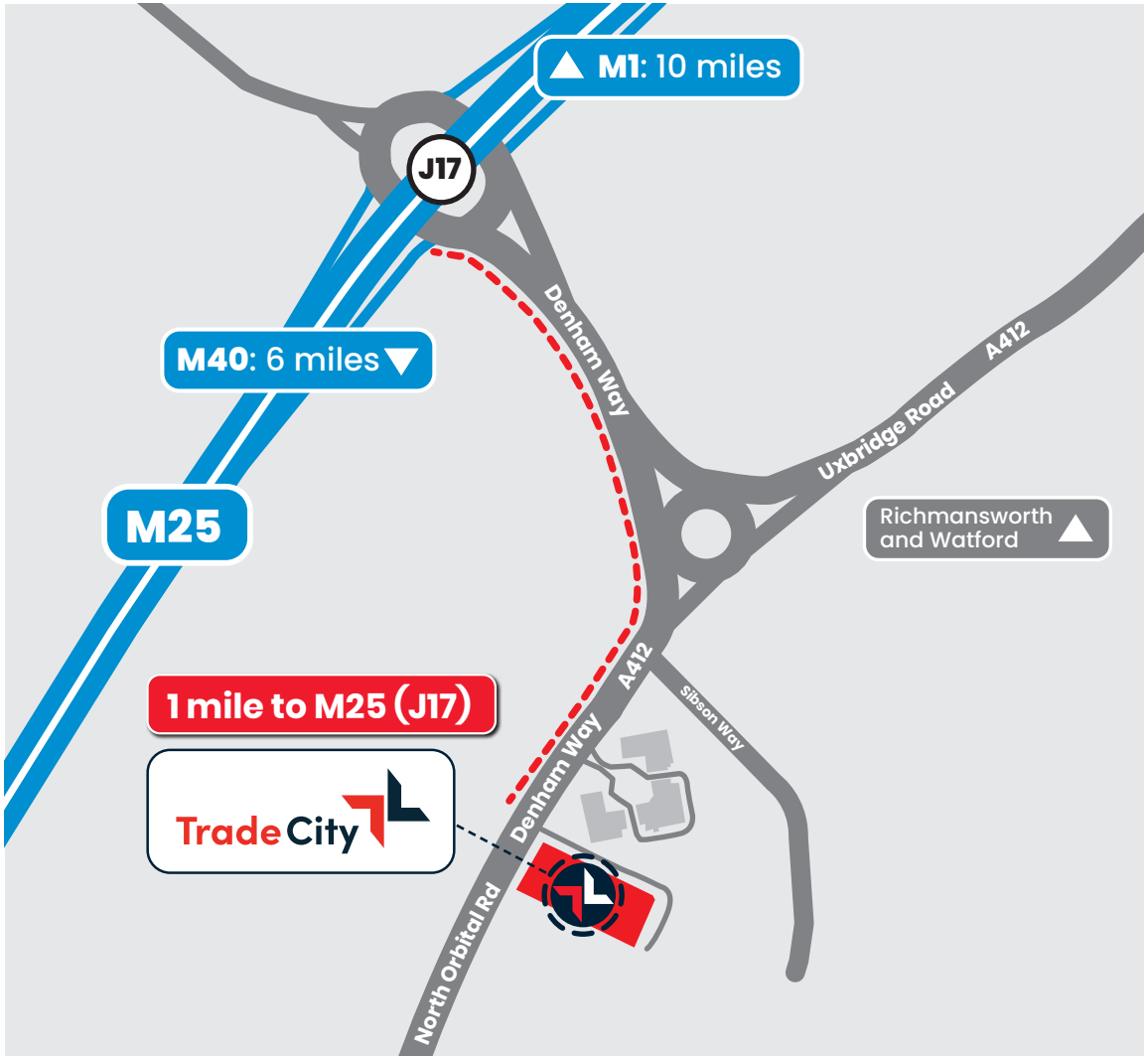
Heathrow	14 miles	17 mins
Luton	22 miles	28 mins
Stansted	51 miles	28 mins

Drive times

- 30 mins
- 1 hour
- 2 hours
- 3 hours

**All figures are approximate values based off Google maps and may include tolls and restricted roads. Figures based off the fastest route suggested.*





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What3Words

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ULEZ

Outside the expanded Ultra Low Emission Zone

1,195,700

Total population of Hertfordshire

82.9%

Of the total population are economically active

950,718

People living in 10 mile radius

32,000

People employed in the manufacturing sector

24,000

Local people employed in transport and storage

Lambert Smith Hampton

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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. September 2026.

Trade City
tradeandlogistics.co.uk

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A Kier Property development