



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 ▶



Unit 2

Unit 1

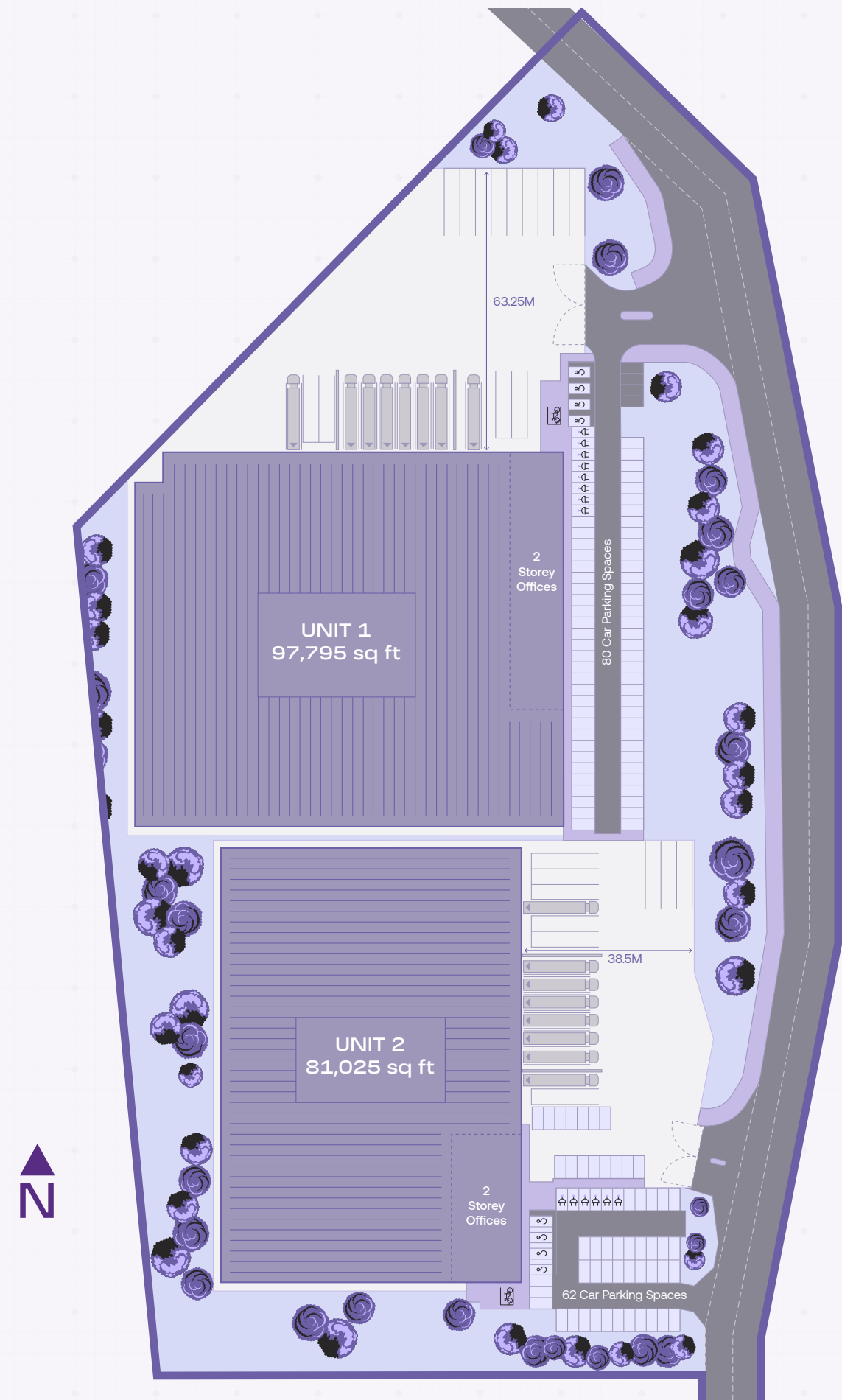


Proposed redevelopment by IPIF, involving the demolition of the existing office block and multi-storey car park to create six high-quality warehouse units totalling 35,758 sq ft (GIA). The new multi-let scheme will offer flexible employment space (Classes E(g) (iii), B2 and/or B8) with ancillary offices and associated works.



Proposed development by Kier to deliver a new 81,000 sq ft (GIA) multi-let scheme comprising six modern warehouse units. The project will provide flexible employment space (Use Classes E(g)(iii), B2 and B8) with access and servicing arrangements, car parking, landscaping, and associated works.





- 6 Dock & 2 Level Doors (Per Unit)
- 495 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          |
| <b>Total</b> <small>GEA</small> | <b>97,795 sqft</b> | <b>9,086 sq m</b> |

- 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          |
| <b>Total</b> <small>GEA</small> | <b>81,025 sqft</b> | <b>7,528 sq m</b> |

- 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



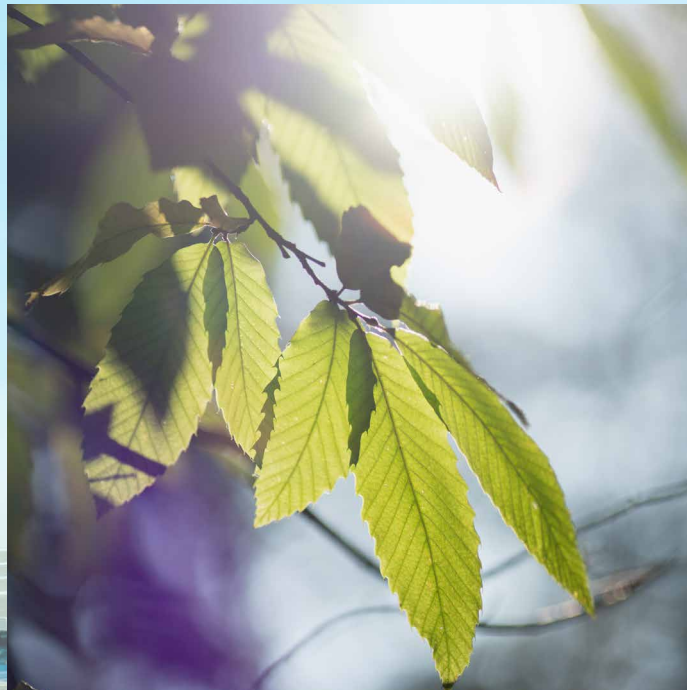
BREEAM 'Very Good'



Solar PV Panels

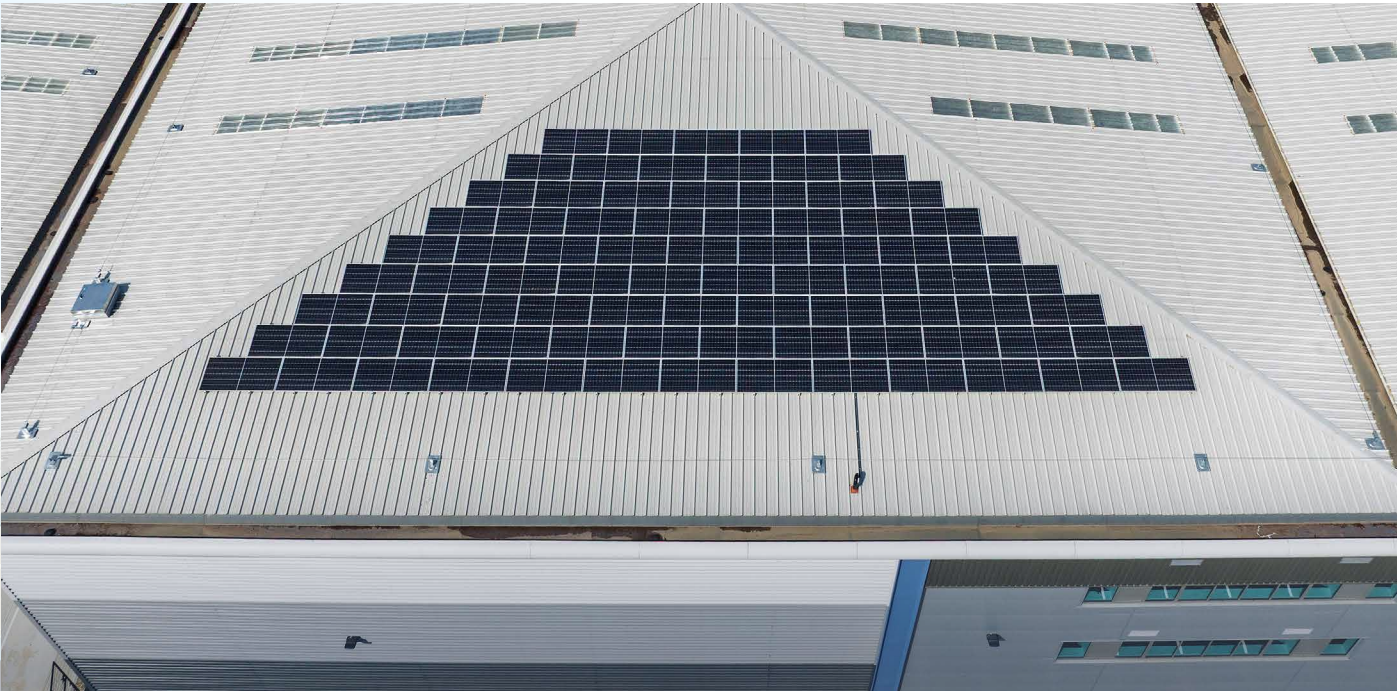


High Level of Water Efficiency



## 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



## 1,236,200

Total population of Hertfordshire



## 774,591

Of the total population are economically active



## 92.5%

Of the local population are NVQ1 qualified



## 950,718

People live within 10 miles of MX Park



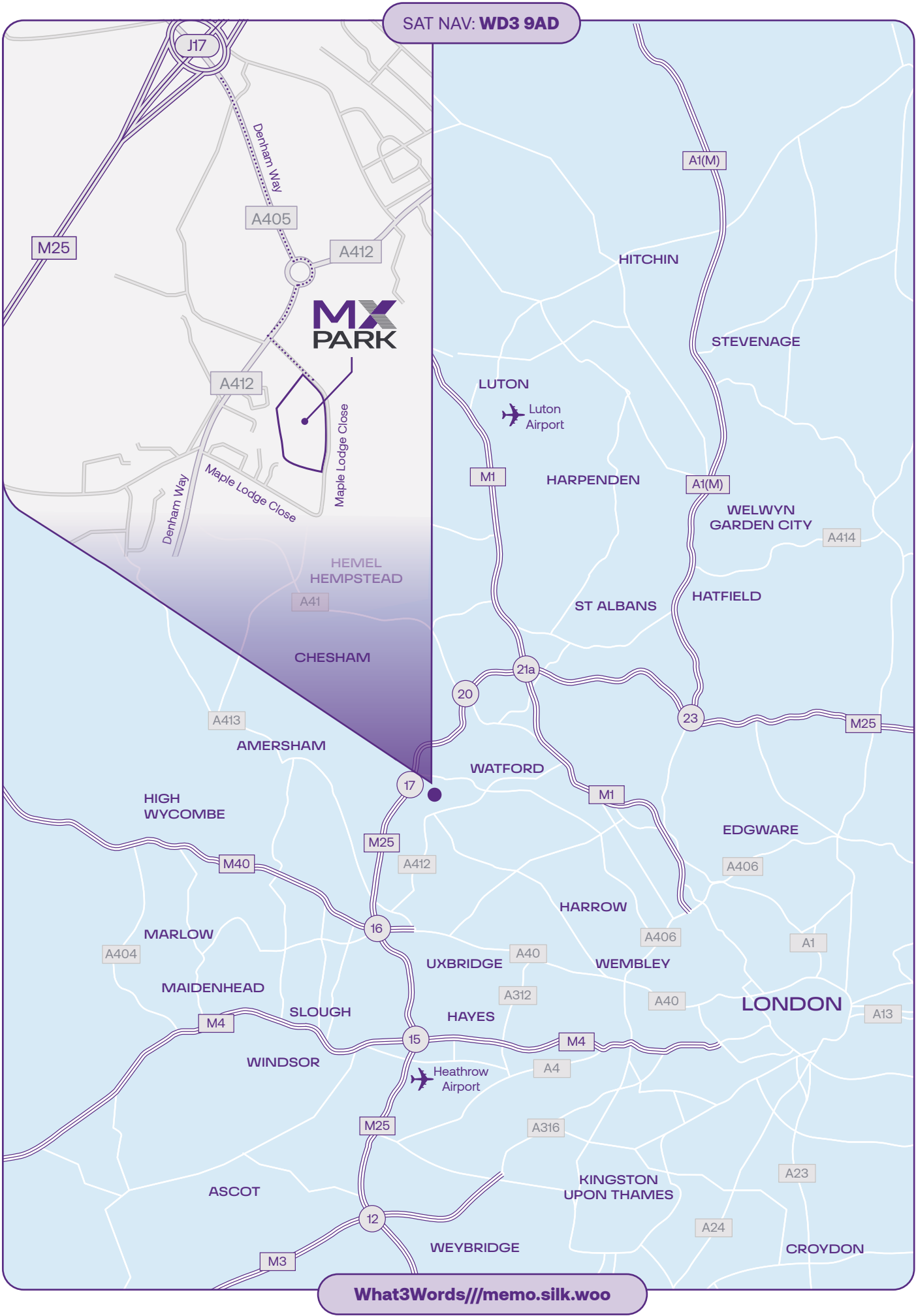
## 33,000

People employed in the manufacturing sector



## 25,000

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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