



Trade City Maple Cross

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

UNDER CONSTRUCTION

- Available October 2026
- 6 new trade / industrial units
- 11,216 sq ft - 18,589 sq ft
- Targeting BREEAM Excellent
- Grade A Offices

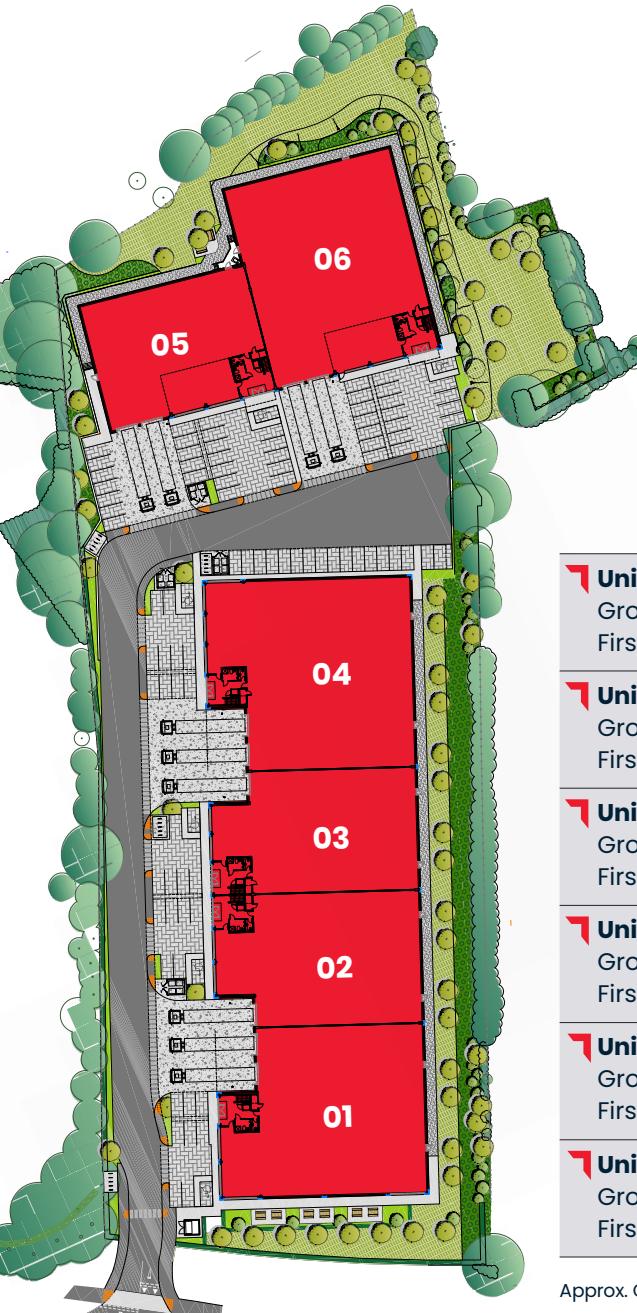


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Accommodation



	Sq m	Sq ft
Unit 1	1,531	16,480
Ground	1,361	14,650
First	170	1,830
Unit 2	1,223	13,165
Ground	1,060	11,410
First	163	1,755
Unit 3	1,125	12,109
Ground	978	10,527
First	147	1,582
Unit 4	1,727	18,589
Ground	1,524	16,404
First	203	2,185
Unit 5	1,042	11,216
Ground	861	9,268
First	181	1,948
Unit 6	1,553	16,717
Ground	1,369	14,736
First	184	1,981

Approx. GEA areas. Units can be combined



Specification



8m clear internal height



Electric loading doors



Floor loading 50kN sq m



Grade A offices
(with raised floors)



Dedicated yard and car parking



Units can be combined



Fibre broadband



High quality exterior finish



Class E (g) iii
B2 & B8 use



Soft landscaping



Renewable technology



Target EPC Rating - A



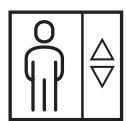
Solar PV panels



Electric vehicle charging



Enhanced cladding and insulation



Lift access to first floor

Built for your business



Image: Trade City Manchester

Grade A offices

With comfort cooling as standard

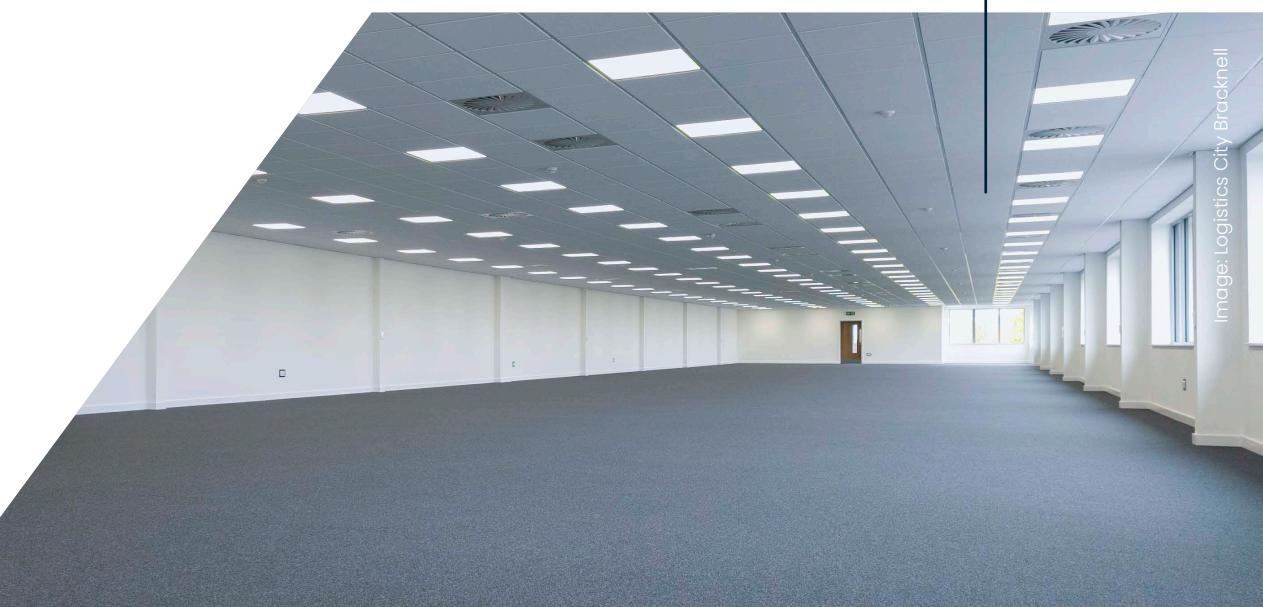


Image: Logistics City Bracknell

Terms

The units are available to lease on a fully repairing and insuring basis. Rents and further information are available on request.

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



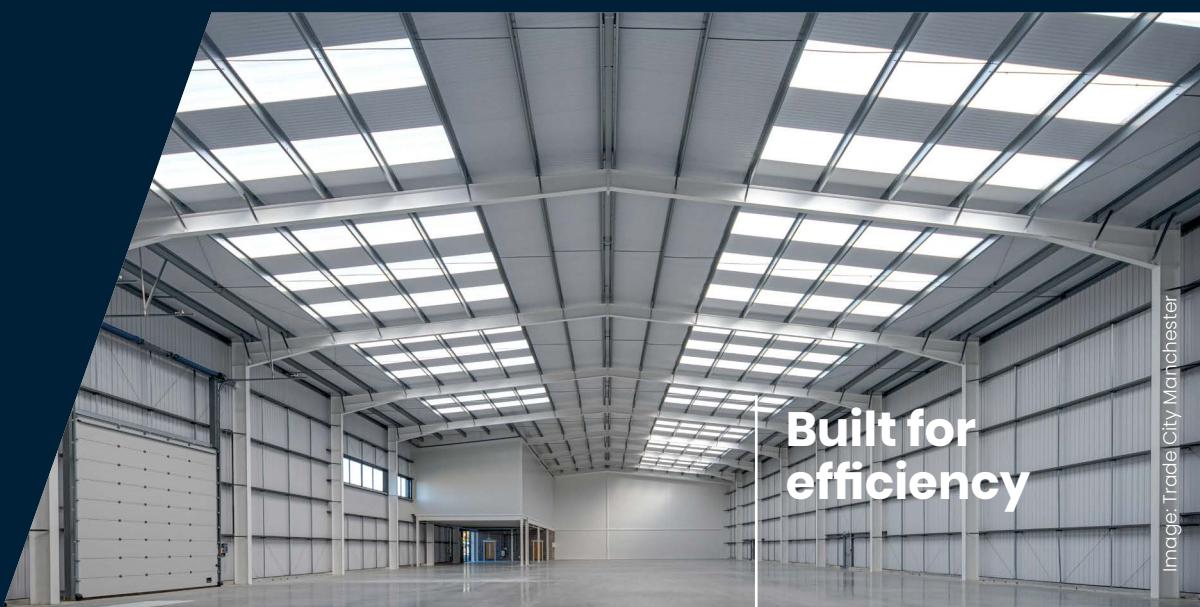
Solar PV panels



Renewable technology



Image: Trade City Manchester



Built for efficiency

Image: Trade City Manchester

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

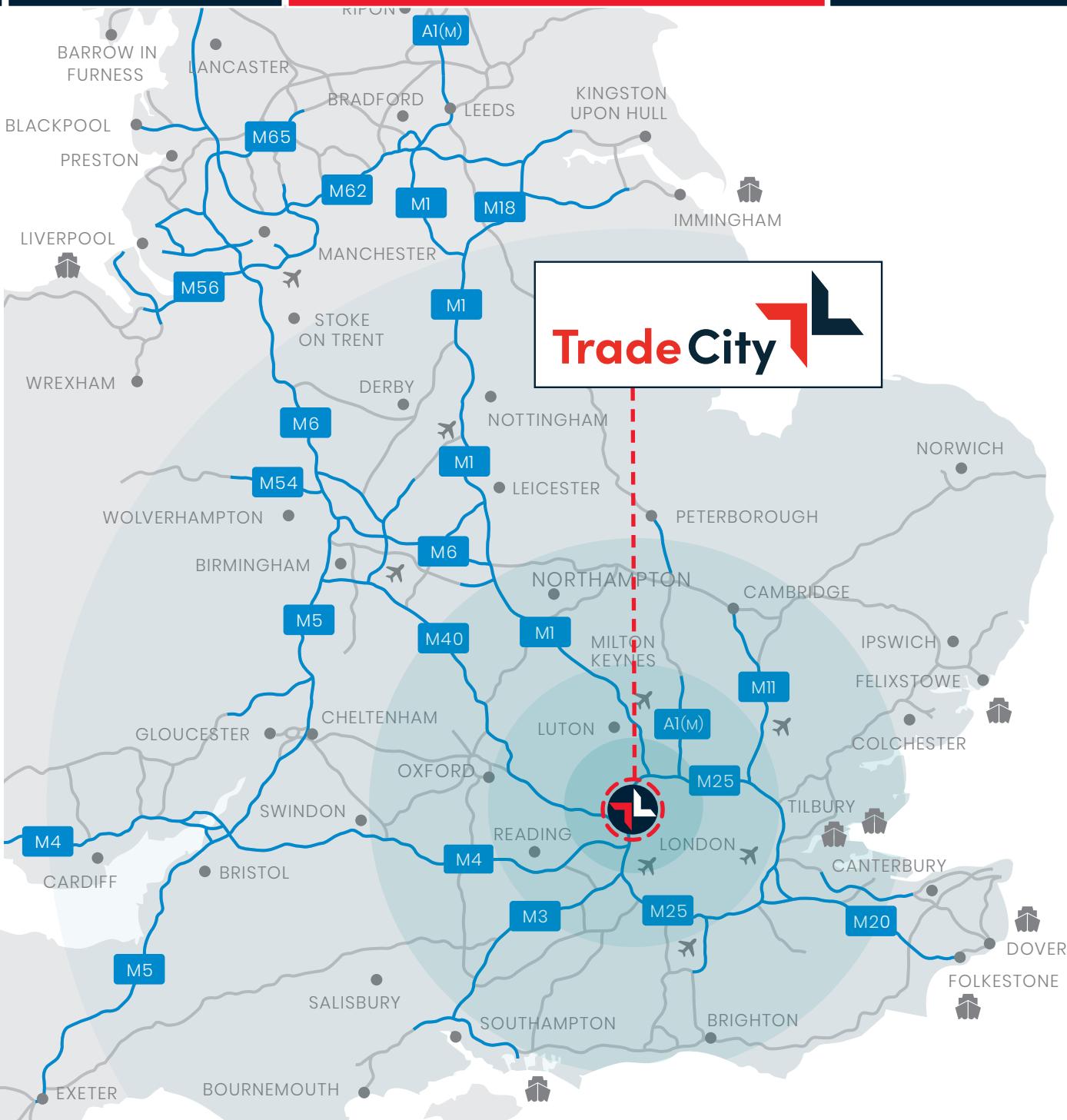


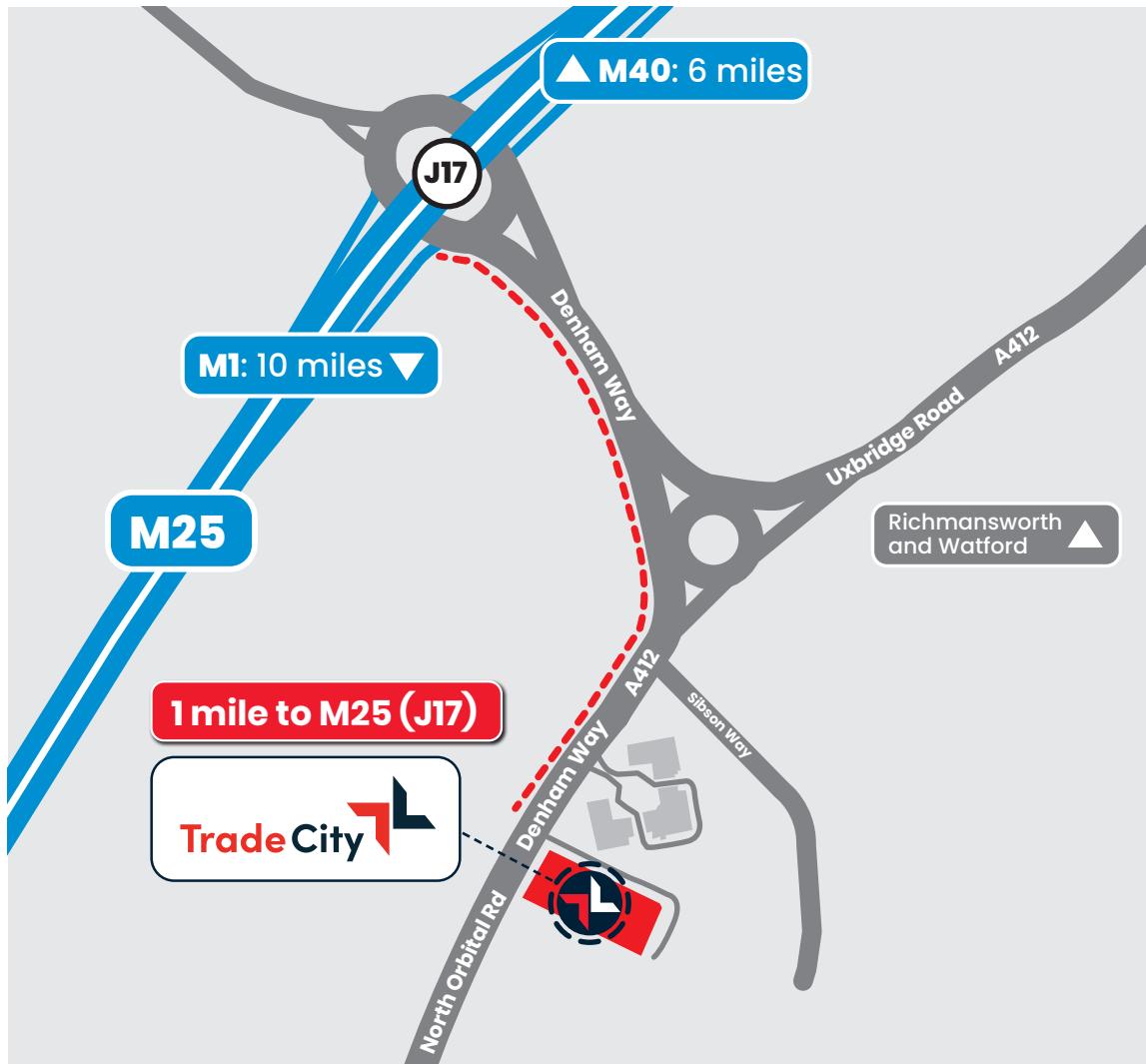
Heathrow	14 miles	17 mins
Luton	22 miles	28 mins
Stansted	51 miles	28 mins

Drive times

30 mins	2 hours
1 hour	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**

 **HOLLIS
HOCKLEY**
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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed and nor do they form part of any contract or warranty. All dimensions, distances and floor areas are approximate and are given for guidance purposes only (January 2026).

Trade City 

tradeandlogistics.co.uk

 **Investec**

 **KIER**
A Kier Property development