



Trade City

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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KIER



M1: 10 miles ▶

M25 (J17)

◀ M40: 6 miles

Denham Way

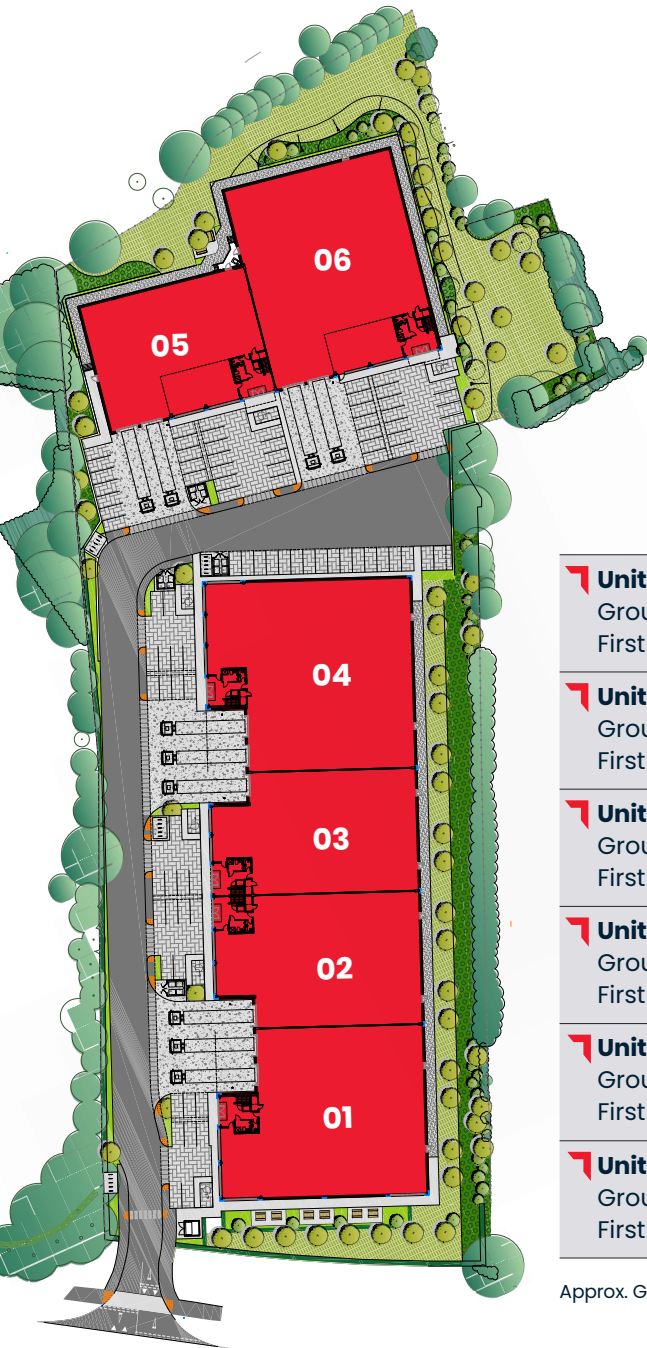
Uxbridge Rd

1 mile to M25 (J17)

Denham Way



Accommodation



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

Approx. GEA areas. Units can be combined



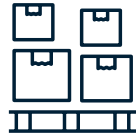
Specification



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



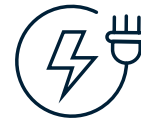
Target EPC
Rating - A



Solar PV
panels



Electric vehicle
charging



Future Proof



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

Terms

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

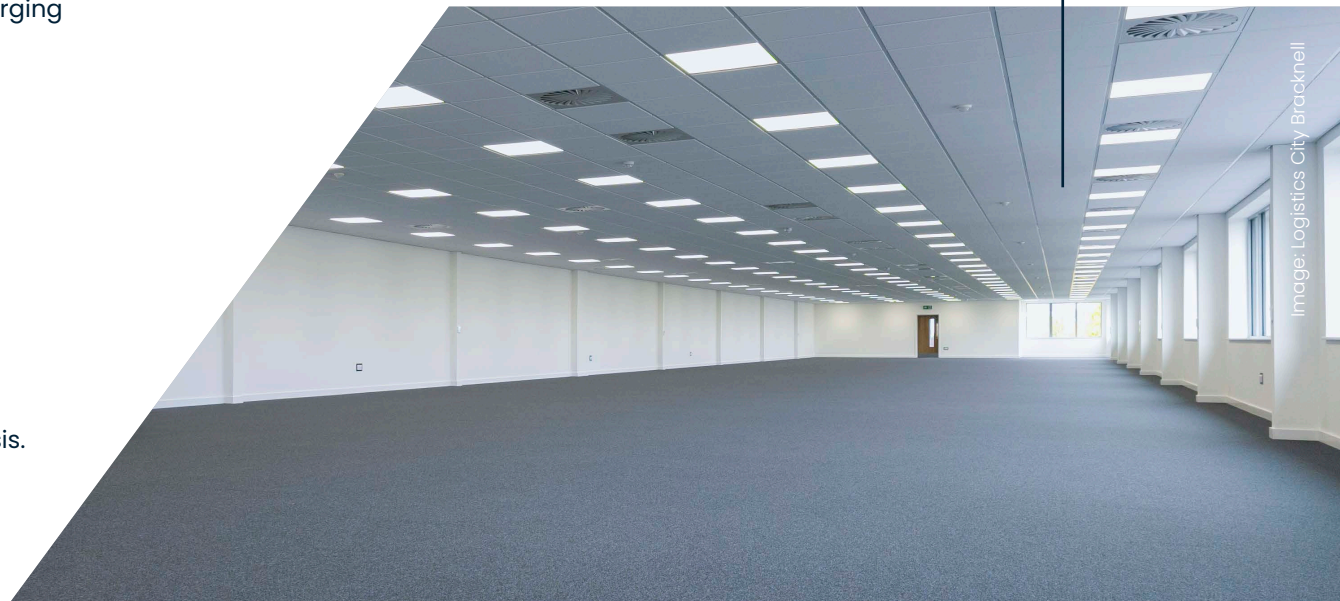


Image: Logistics City Bracknell

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

Electric vehicle charging



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

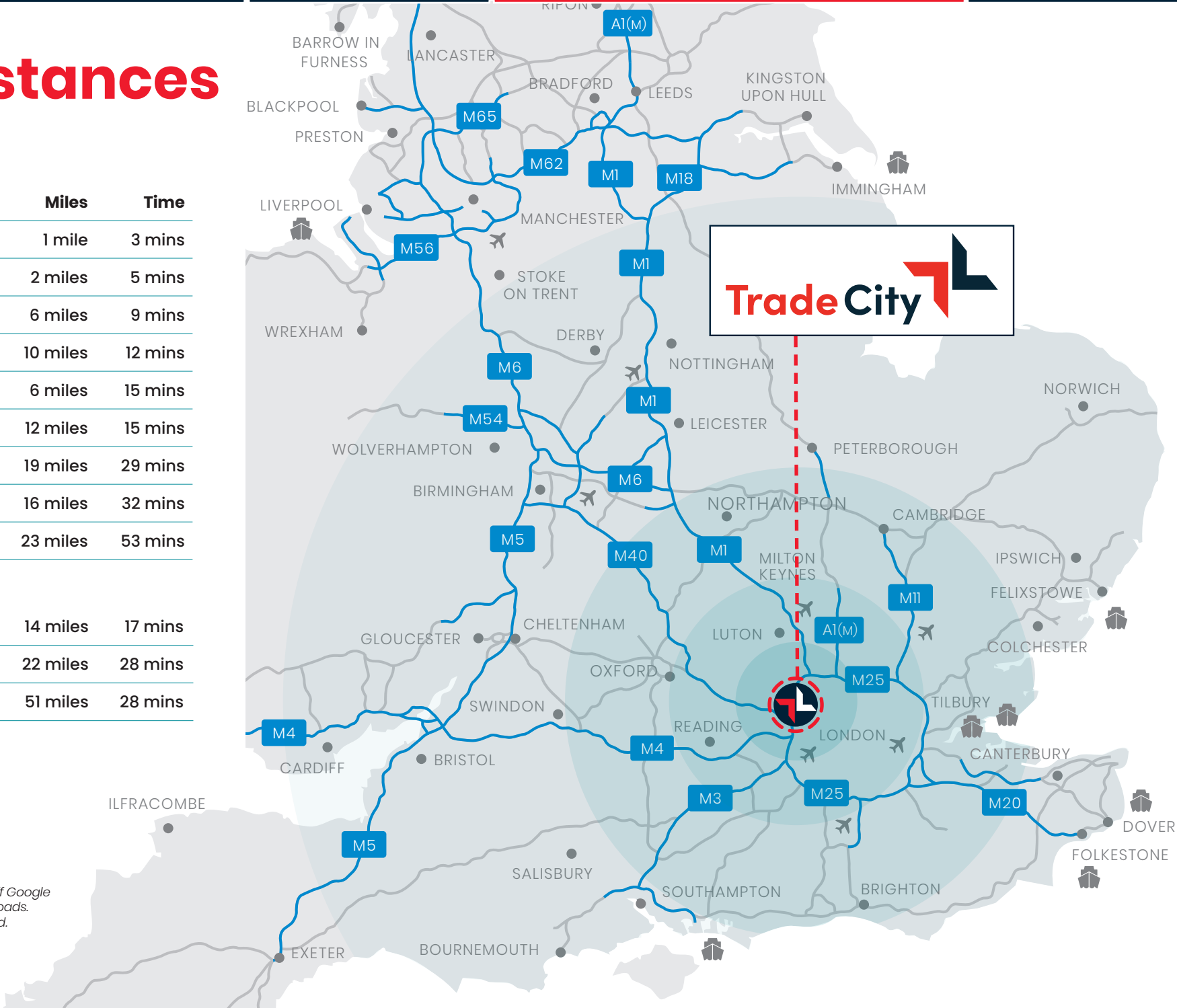
30 mins

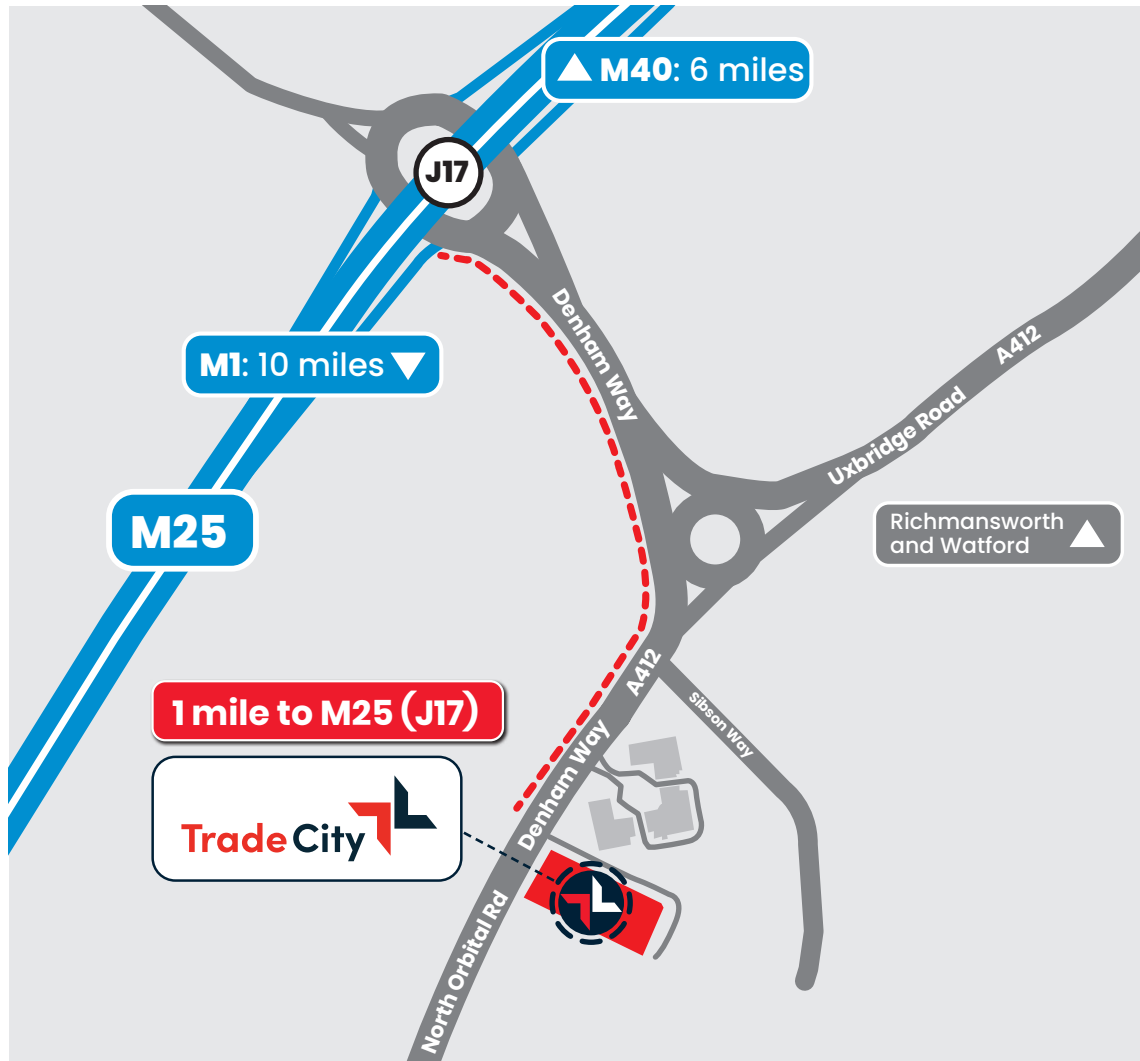
2 hours

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.*





Denham Way, Maple Cross, Rickmansworth, WD3 9AR

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

Joe Skinner

M 07739 973929

E j Skinner@lsh.co.uk**Richard Flood**

M 07754 674580

E rflood@lsh.co.uk**Charis Lovegrove**

M 07566 794225

E clovegrove@lsh.co.uk

HOLLIS HOCKLEY

www.hollishockley.com**Nick Hardie**

M 07732 473357

E nick.hardie@hollishockley.co.uk**Freddie Chandler**

M 07935 769627

E freddie.chandler@hollishockley.co.uk

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).

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A Kier Property development