

Bassett Park

NEW INDUSTRIAL / WAREHOUSE UNITS
TO LET 5,253 - 38,761 FT²



www.bassettpark.co.uk

DENHAM WAY | MAPLE CROSS | RICKMANSWORTH | WD3 9YS

**READY
FOR
OCCUPATION
NOW**

Bassett Park

Bassett Park, located on Denham Way, Rickmansworth, comprises of a brand new high specification development of 6 industrial/warehouse units ranging in size from 5,253 ft² to 38,761 ft².

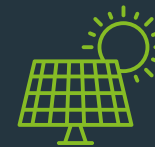
BREEAM 'Excellent', an EPC A rating and Carbon Net Zero in operation (Target), Bassett Park has sustainability built in, not added on.



**BREEAM 'EXCELLENT'
& EPC A
ACHIEVED**



**CARBON NET ZERO
IN OPERATION
(TARGET)**



**PV SOLAR
PANELS ON
ALL UNITS**



**ELECTRIC VEHICLE
CHARGING
POINTS**



**7.0m
CLEAR HEIGHT
TO HAUNCH**



**37.5 - 50 kN/m²
WAREHOUSE
FLOOR LOADING**



**SITE POWER
SUPPLY
OF 1MVA**



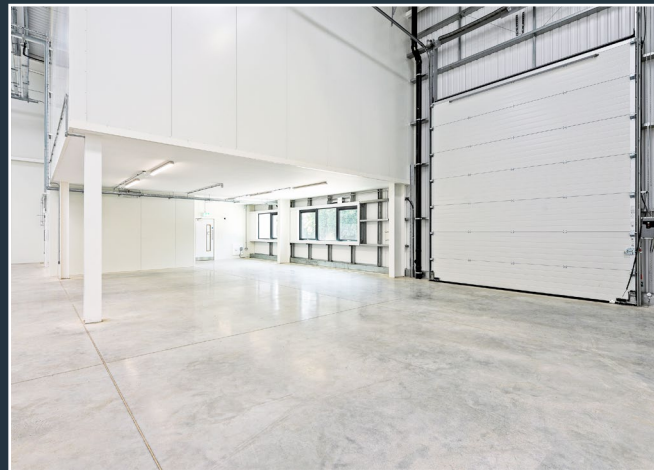
**INSULATED
LEVEL LOADING
DOORS**



**LED
LIGHTING
THROUGHOUT**



**10%
TRIPLE-SKIN
ROOF LIGHTS**





UNIT 1	FT ²	M ²
Warehouse	6,792	631
Office	1,507	140
TOTAL	8,299	771

UNIT 2	FT ²	M ²
Warehouse	5,070	471
Office	1,270	118
TOTAL	6,340	589

UNITS 1 & 2	FT ²	M ²
TOTAL	14,639	1,360

UNIT 3	FT ²	M ²
Warehouse	5,339	496
Office	1,076	100
TOTAL	6,415	596

UNIT 4	FT ²	M ²
Warehouse	5,651	525
Office	1,335	124
TOTAL	6,986	649

UNITS 3 & 4	FT ²	M ²
TOTAL	13,401	1,245

UNIT 5	FT ²	M ²
Warehouse	4,413	410
Office	840	78
TOTAL	5,253	488

UNIT 6	FT ²	M ²
Warehouse	4,575	425
Office	893	83
TOTAL	5,468	508

UNITS 5 & 6	FT ²	M ²
TOTAL	10,721	996

All sizes are
Gross External Areas (GEA).
Potential to combine units.



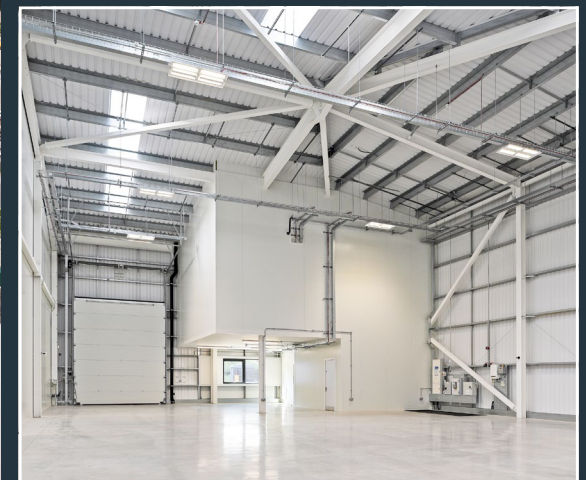
Total Population
within 10 miles:
1,540,078



Local population that
are economically active:
64.3%



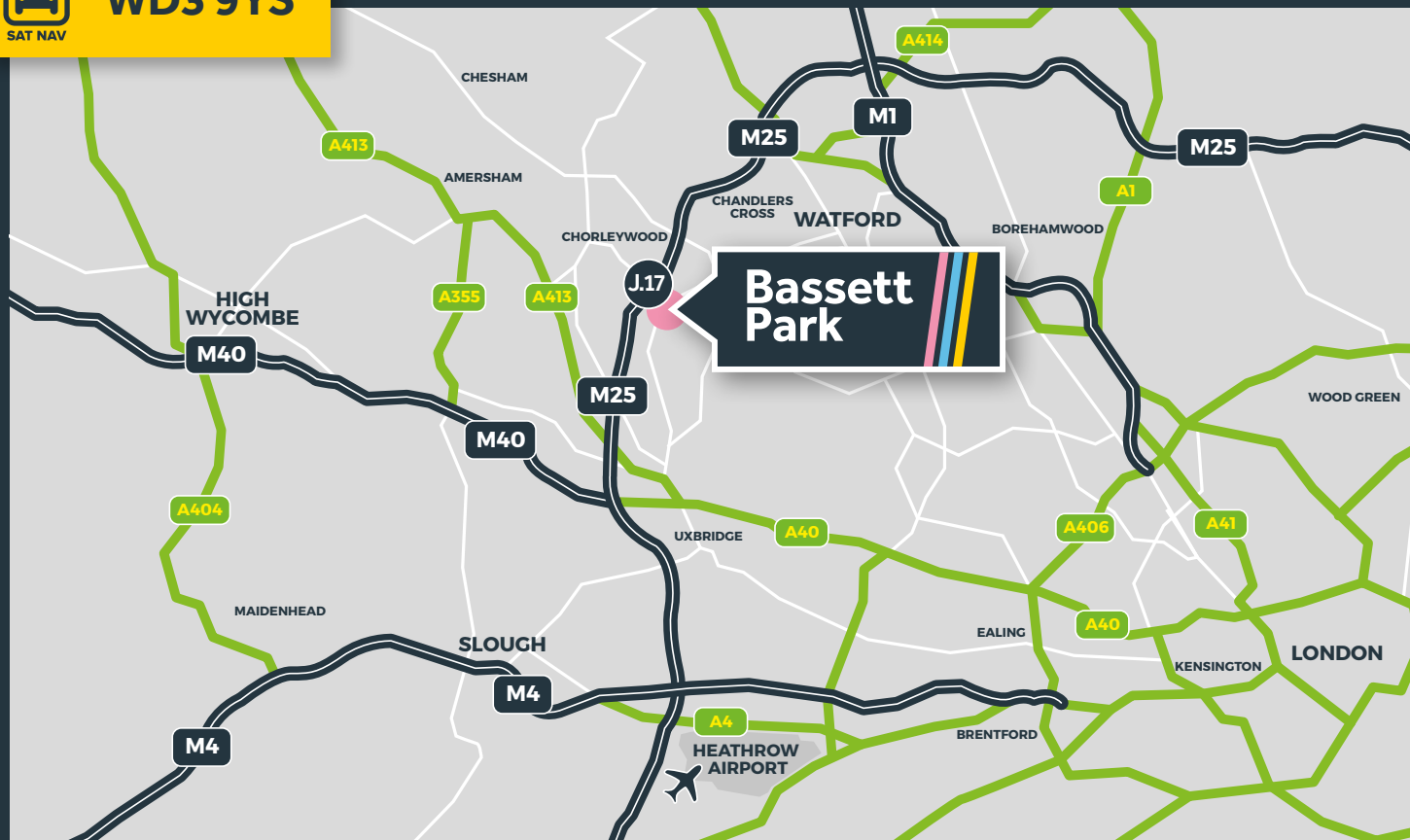
Local population that work
in transport and storage:
6.8%





WD3 9YS

/// what3words.com/moss.chill.under



LEASE TERMS

The units are available on new full repairing and insuring leases.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE RATING

EPC A.



Strategic location
in Maple Cross



1.5 miles to Rickmansworth
Town Centre



5 miles west of
Watford



Easy access to M25 (J17)
0.7 miles



14 miles to
Heathrow airport



Access to A40/M40 at J16
providing direct route to
Central London (29 miles)



1.8 miles to
Rickmansworth
Station



Regular Metropolitan Line
services to King's Cross
(38 mins)



Regular Chiltern Line
services to London
Marylebone (28 mins)



Direct service to
Aylesbury in
approx. 27 minutes



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A SCHEME OWNED
AND DELIVERED BY

IPIF

