

MX PARK

MX Park
Sibson Way
Rickmansworth
WD3 9AD

81,025 Sq Ft & 97,795 Sq Ft
New Warehouse / Logistics Units To Let
Available for immediate occupation



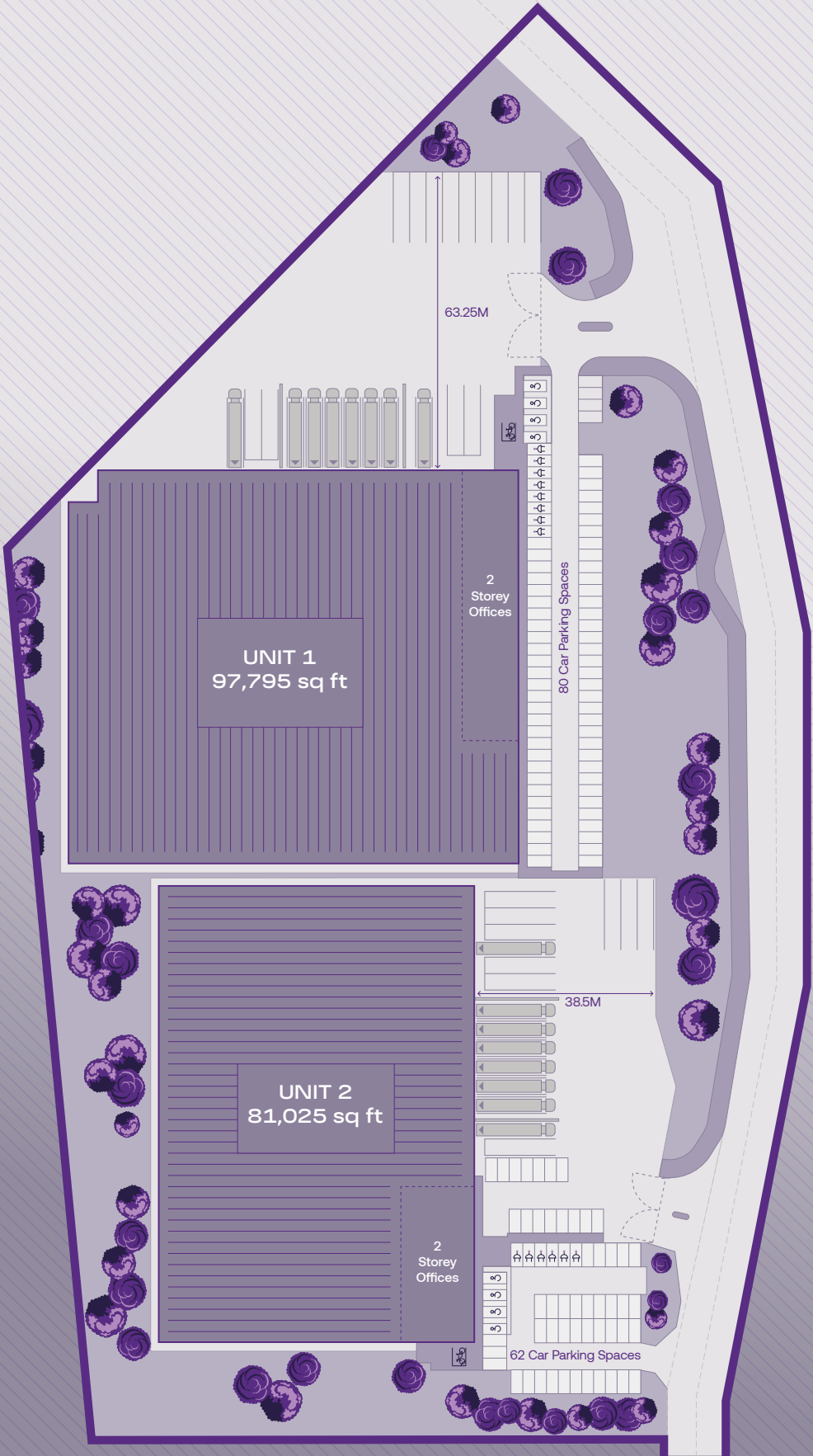
Barwood.

ashforddevelopments 

EXCEPTIONAL URBAN LOGISTICS OPPORTUNITY



HIGH QUALITY SPECIFICATION



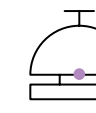
Full specification



6 Dock & 2 Level Doors (Per Unit)



500 KvA Per Unit



Ground Floor Reception



Two Storey Offices



LED Lighting



15% Roof Lights



Secure Yards



Raised Floors



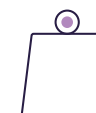
Cycle Spaces



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
Total GEA	97,795 sqft	9,086 sq m



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
Total GEA	81,025 sqft	7,528 sq m



10M Clear Height



38.5M Yard Depth



62 Parking Spaces



6 EV Charging Points (+ 6 additionally enabled)



MX PARK



LOW CARBON INITIATIVES



EPC
A



EV Charging
Points



500 Lux
Led Lighting



15% Roof
Lights



40 Covered Cycle
Spaces per Unit



BREEAM Very Good
Rating Targeted



Installation of
Solar PV Panels



High Level of
Water Efficiency



UNRIVALLED URBAN LOGISTICS LOCATION

MX Park lies within Maple Cross, Rickmansworth, less than one mile from the M25 J17. It is excellently located to access the M25, M40, M4, M1, Heathrow Airport and Greater London and it's strategic position will enable businesses to access a large consumer base.

The site is accessed via Denham Way / North Orbital Road, A412, which connects to the M40 J1 and Watford / A41.

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



1,195,700

total population of Hertfordshire



82.9%

of the total population are economically active



90%

of the local population are NVQ1 qualified



950,718

people live within 10 miles of MX Park



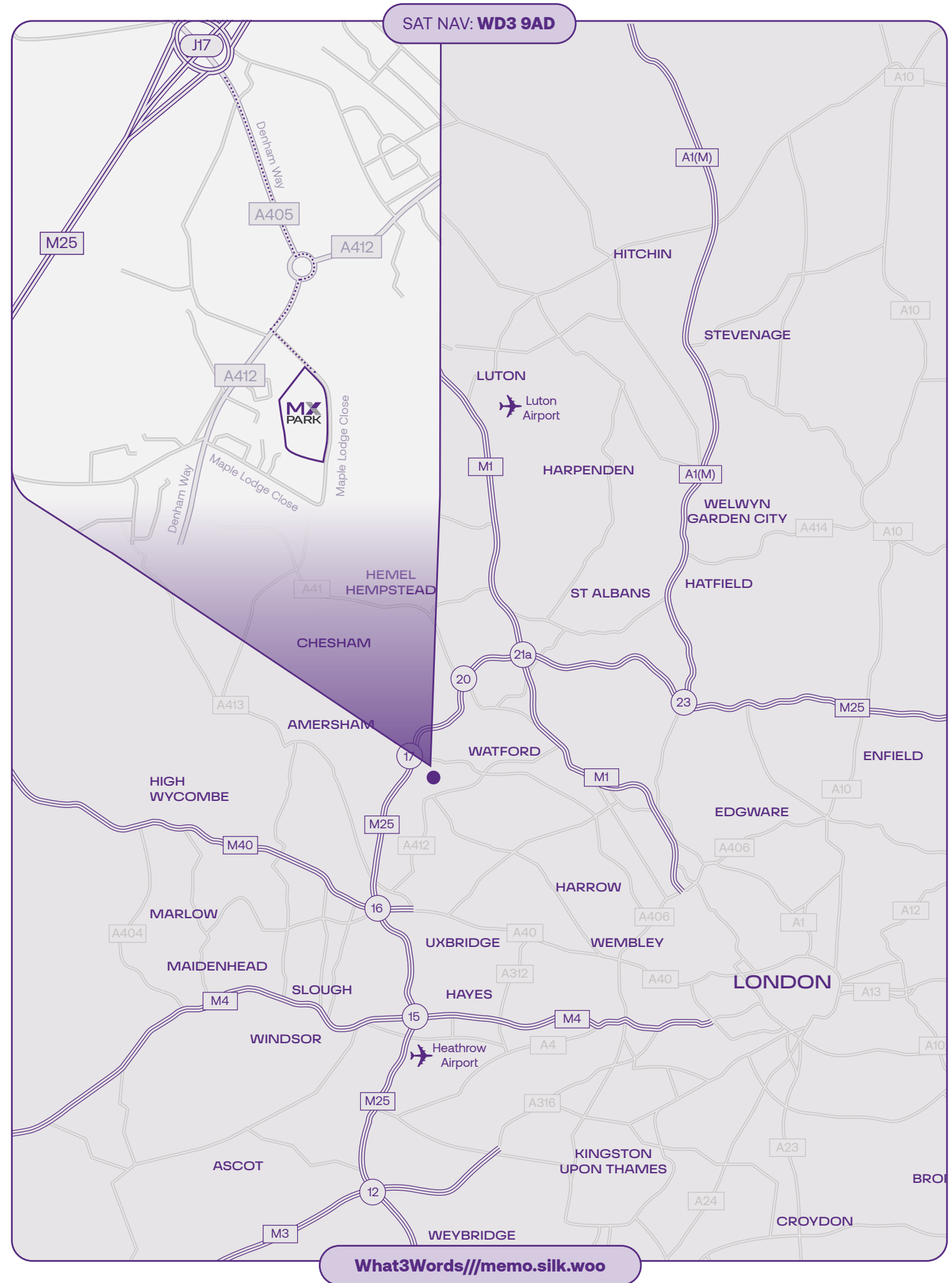
32,000

people employed in the manufacturing sector



24,000

local people employed in transport and storage



Sources: Google Maps & ONS Survey



For further information on availability, lease terms and quoting
rent please contact joint agents



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For updates on construction and
to download information visit
www.mxpark.co.uk

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