

## Industrial, Urban Logistics To Let

Rent on application  
81,025 to 97,795 sq ft

### MX Park, Denham Way, Rickmansworth, WD3 9AD

An exceptional urban logistics opportunity situated outside the expanded Ultra Low Emission Zones within a mile of the M25 and Junction 17.

- A strategic and highly accessible position
- Targeting EPC A and BREEAM 'Very Good'
- Less than one mile from the M25 J17.
- Within easy reach of the M1, M40, M4, Heathrow Airport
- EV charging points
- 142 Car Parking Spaces and 40 Covered cycle spaces per unit
- 10m to 12m clear heights and 50kn/M2



## MX Park, Denham Way, Rickmansworth, WD3 9AD

### Summary

- Rent: Rent on application
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

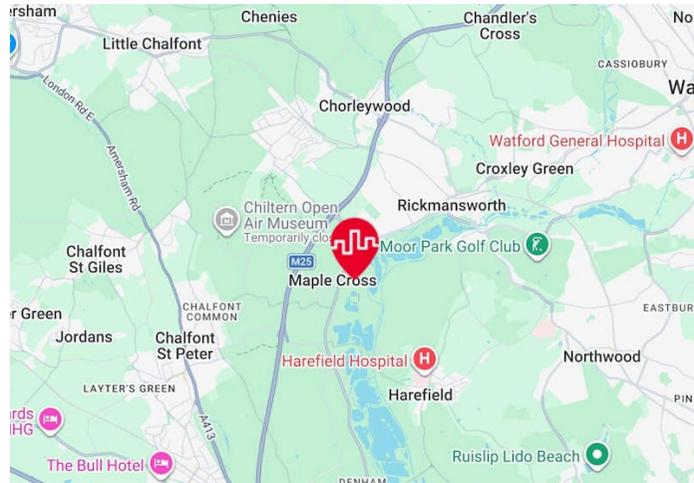
### Further information

- [View details on our website](#)
- [Watch a video](#)
- [View Microsite](#)

### Contact & Viewings

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### Description

MX Park, Maple Cross two highly specified units, located within a mile of the M25. The scheme is being developed by Ashford Developments, delivered by Pioneer and funded by Barwood Regional Property Growth Fund IV.

The site occupies a strategic and highly accessible position, close to Junction 17 of the M25, within easy reach of the M1, M40, M4, Heathrow Airport and Greater London. The scheme, targeting EPC A and BREEAM 'Very Good', comprises units of 97,795 sq ft and 81,025 sq ft.

There is an ability to combine both units if required.

For further information please visit the web page.

### 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.

Hertfordshire is home to several internationally significant sectors, notably life sciences, agri-tech, advanced engineering

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The area is committed to investing in business and development, with local councils channelling funding into its local community via schools and colleges, local transport and commercial space.

### Accommodation

Name	sq ft	sq m	Availability
Unit - Unit 1	97,795	9,085.45	Available
Unit - Unit 2	81,025	7,527.47	Available
<b>Total</b>	<b>178,820</b>	<b>16,612.92</b>	

### Amenities & Specifications

Build Status: New Build - Existing  
BREEAM Rating: Very Good  
EV Charging Points: Yes  
Number of EV Charging Points: 14



