

MX

MX Park
Sibson Way
Rickmansworth
WD3 9AD

PARK

80,487 Sq Ft & 97,876 Sq Ft
New Warehouse / Logistics Units To Let
Available Q4 2024

WELCOME TO MX PARK



EXCEPTIONAL URBAN LOGISTICS OPPORTUNITY



◀ M40: 6 miles

M25

J17

M1: 10 miles ▶

Denham Way

Rickmansworth & Watford ▶

North Orbital Rd / Denham Way / A412

SKANSKA

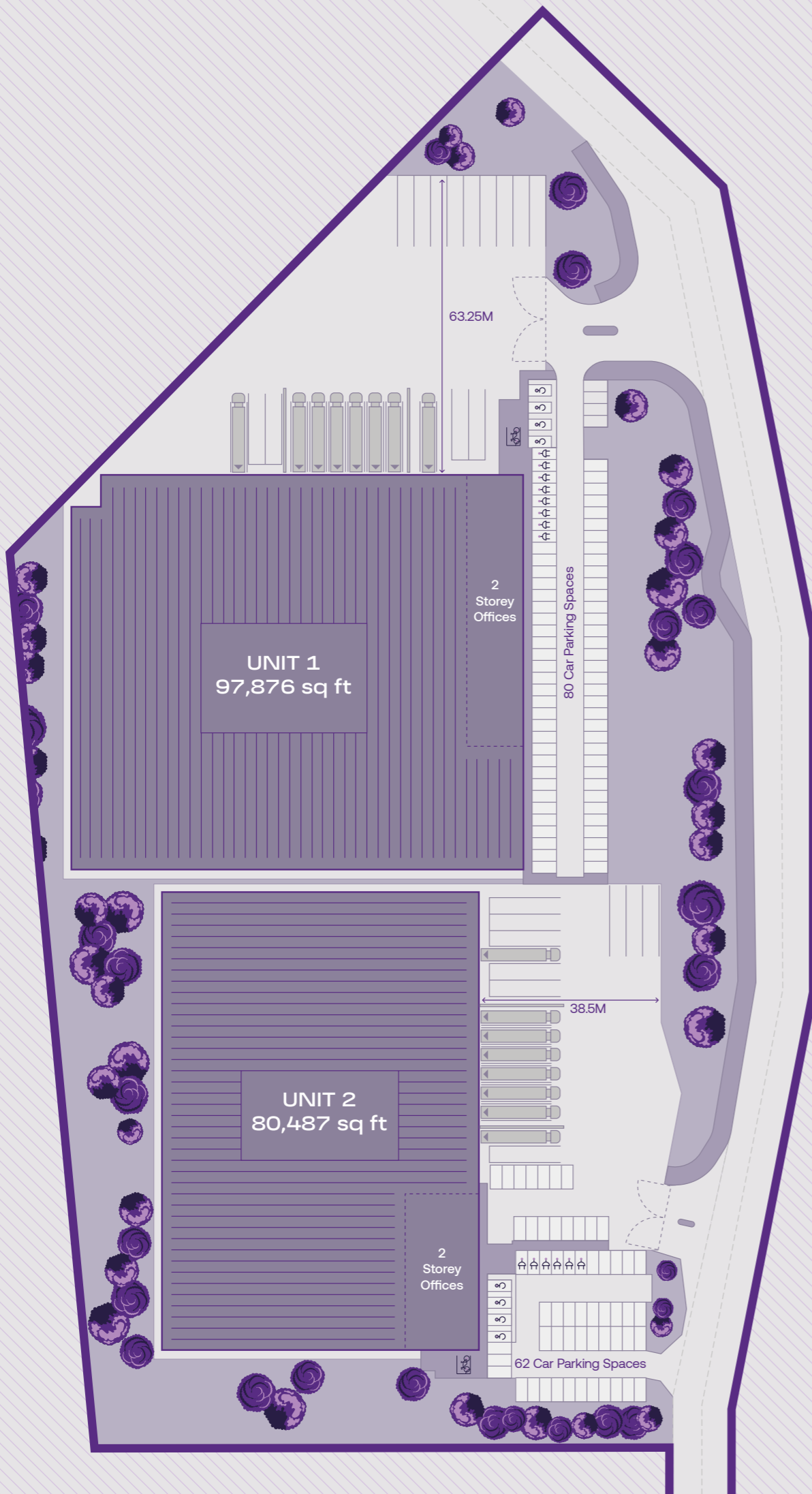




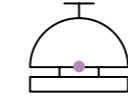





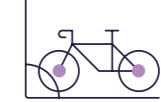






Sibson Way

MX
PARK




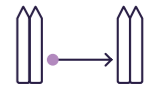


HIGH QUALITY SPECIFICATION



-  6 Dock & 2 Level Doors (Per Unit)
-  500 KvA Per Unit
-  Ground Floor Reception
-  Two Storey Offices
-  LED Lighting
-  15% Roof Lights
-  Secure Lit 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	85,446 sqft	7,938 sq m
Ground Floor Reception	640 sqft	59 sq m
First Floor Offices	5,895 sqft	548 sq m
Second Floor Offices	5,895 sqft	548 sq m
Total <i>Approximate GEA</i>	97,876 sqft	9,093 sq m

-  12M Clear Height
-  63.25M Yard Depth
-  80 Parking Spaces
-  8 EV Charging Points (+ 8 additionally enabled)

UNIT 2

Warehouse	69,940 sqft	6,468 sq m
Core Area	605 sqft	56 sq m
First Floor Offices	4,971 sqft	462 sq m
Second Floor Offices	4,971 sqft	462 sq m
Total <i>Approximate GEA</i>	80,487 sqft	7,478 sq m

-  10M Clear Height
-  38.5M Yard Depth
-  62 Parking Spaces
-  6 EV Charging Points (+ 6 additionally enabled)

LOW CARBON INITIATIVES



Target EPC A



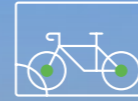
EV Charging Points



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



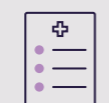
1,195,700

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



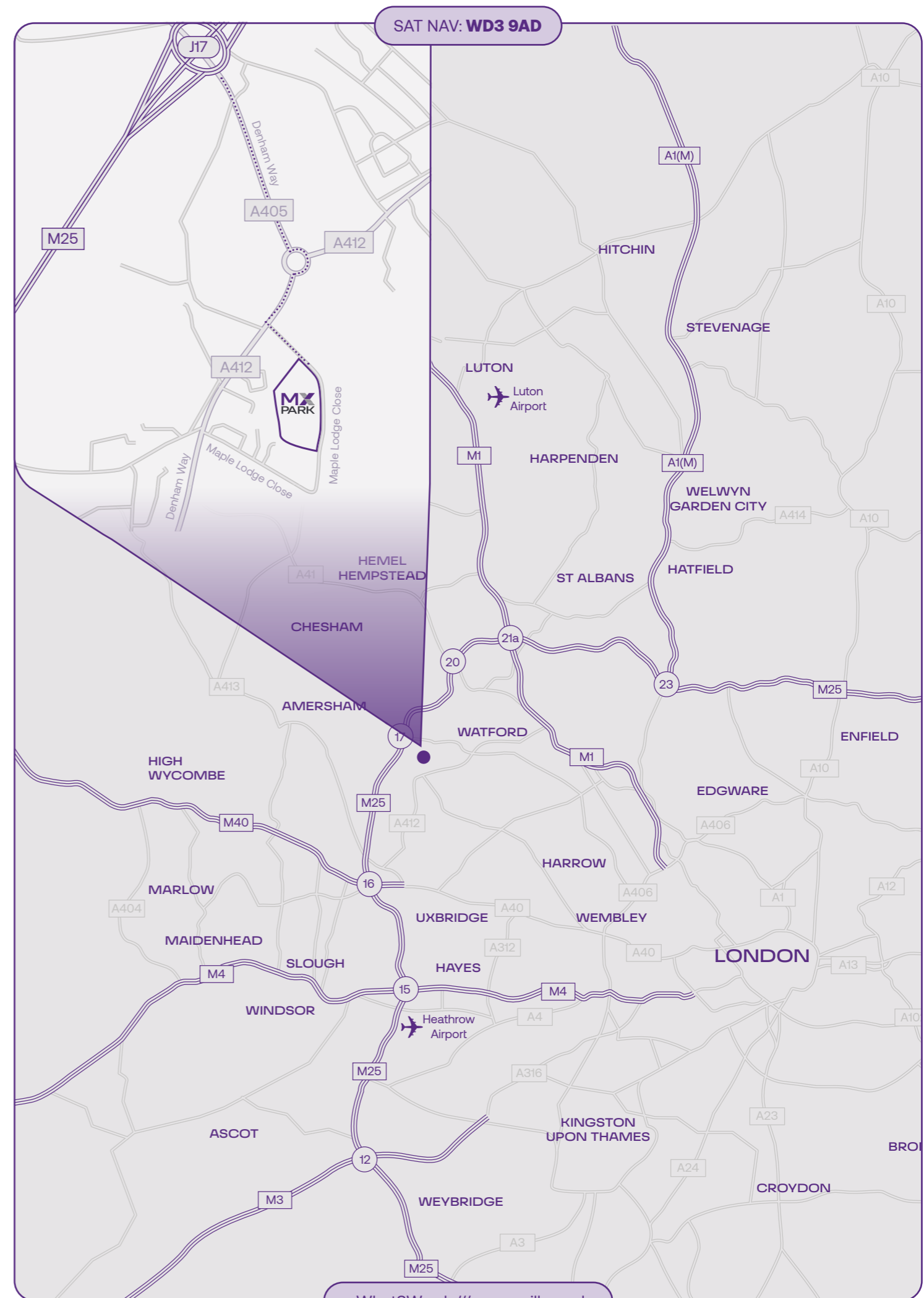
32,000

people employed in the manufacturing sector



24,000

local people employed in transport and storage



Sources: Google Maps & ONS Survey

What3Words:///memo.silk.wool



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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