



MX Park  
Sibson Way  
Rickmansworth  
WD3 9AD

# New warehouse/ logistics units to let

81,025 SQ FT & 97,795 SQ FT

Available for immediate occupation



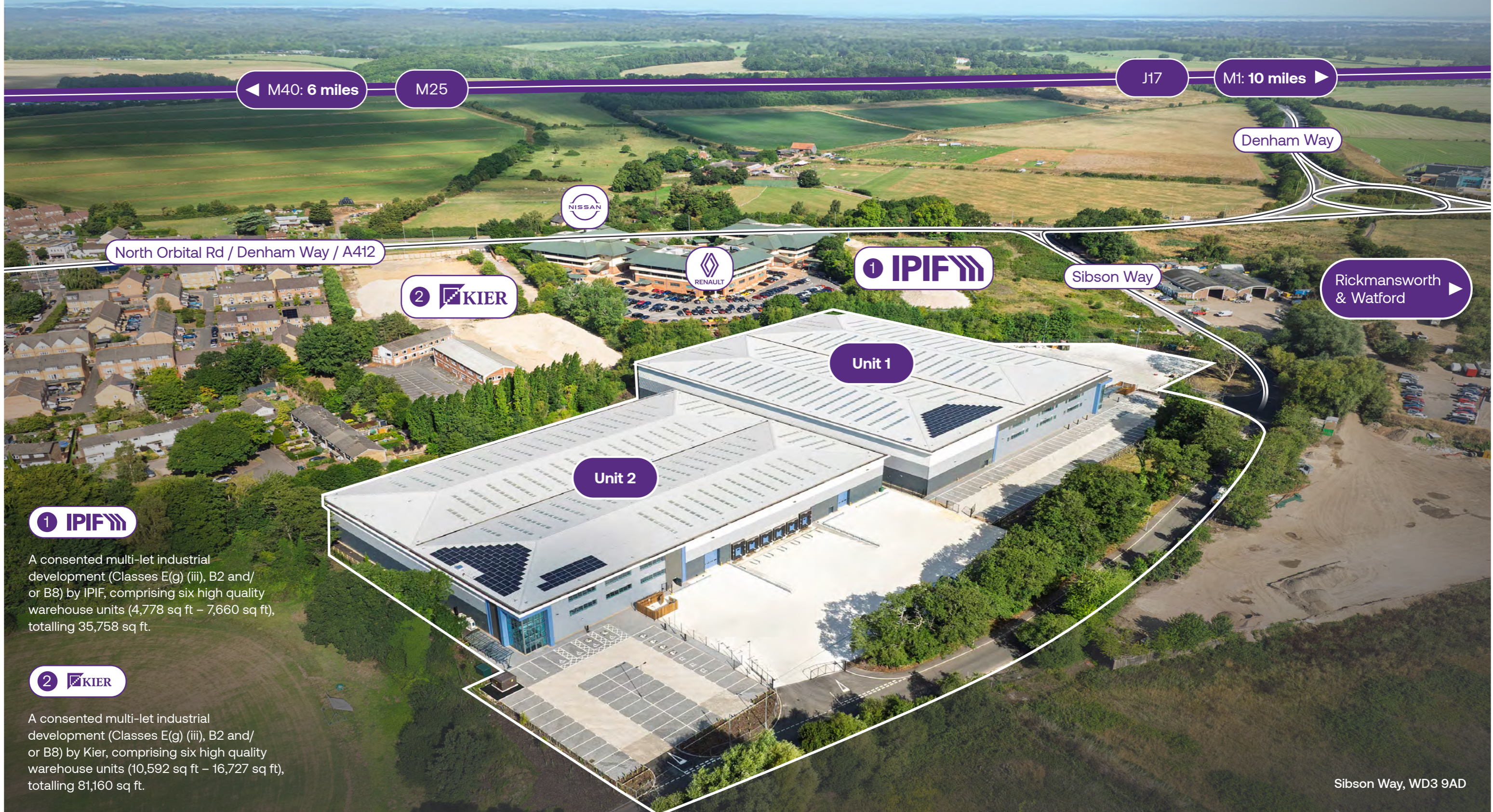
Barwood.

ashforddevelopments 

# An exceptional urban logistics opportunity

## INTRODUCTION

MX Park, situated in Maple Cross, Rickmansworth (WD3 9AD), is a premier urban logistics development offering two state-of-the-art warehouse / logistics units available for immediate occupation. Just under one mile from M25 Junction 17, it offers exceptional connectivity across the region, including rapid access to Greater London, key motorways, and major airports.



◀ M40: 6 miles

M25

J17

M1: 10 miles ▶

Denham Way

North Orbital Rd / Denham Way / A412

2 KIER

RENAULT

1 IPIFY

Sibson Way

Rickmansworth & Watford ▶

Unit 1

Unit 2

1 IPIFY

A consented multi-let industrial development (Classes E(g) (iii), B2 and/ or B8) by IPIF, comprising six high quality warehouse units (4,778 sq ft – 7,660 sq ft), totalling 35,758 sq ft.

2 KIER

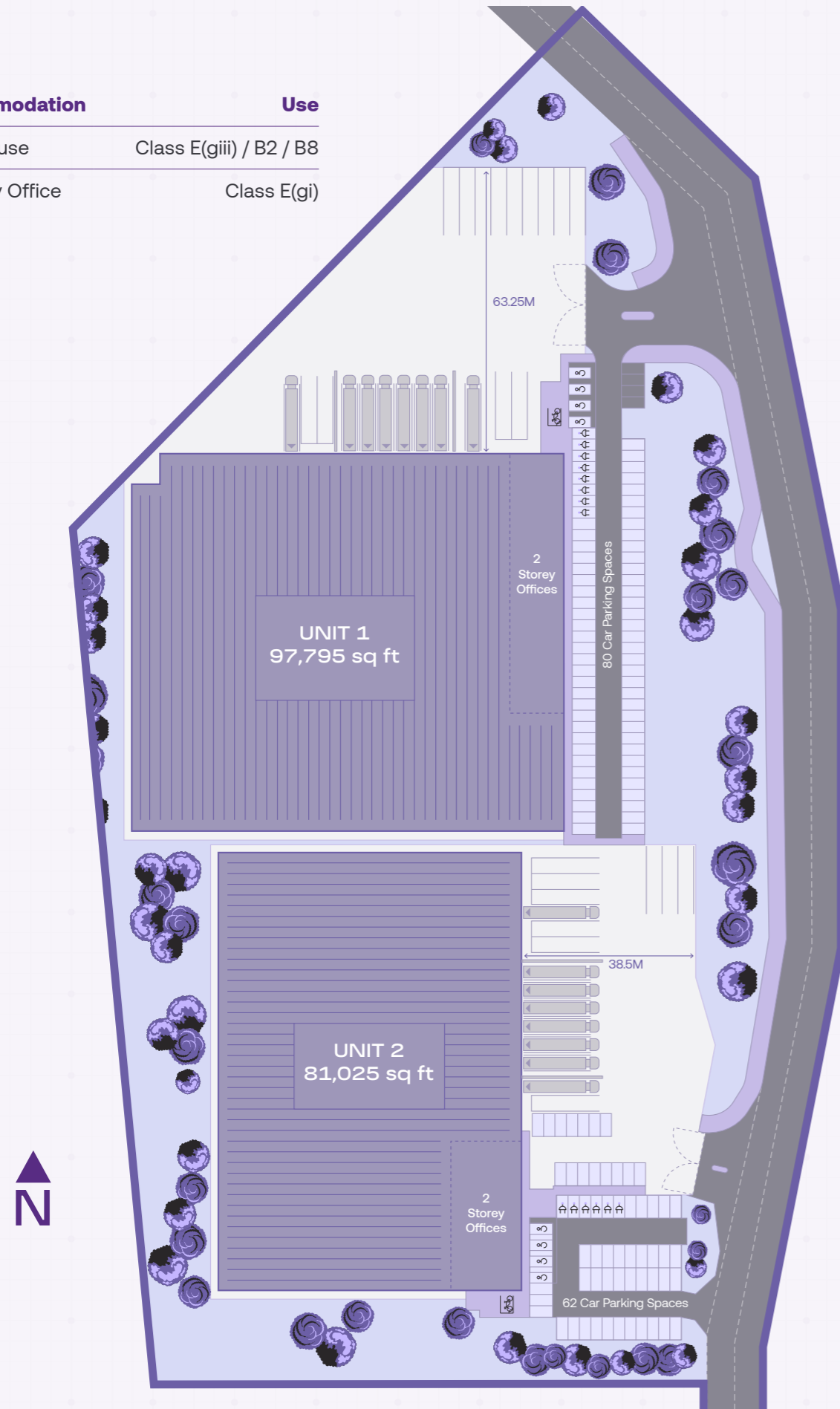
A consented multi-let industrial development (Classes E(g) (iii), B2 and/ or B8) by Kier, comprising six high quality warehouse units (10,592 sq ft – 16,727 sq ft), totalling 81,160 sq ft.



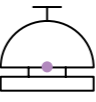





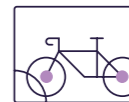
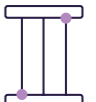

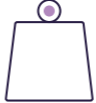


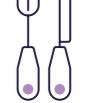
**Accommodation**

**Use**

Warehouse Class E(giii) / B2 / B8


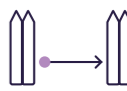


Ancillary Office Class E(gi)



-  6 Dock & 2 Level Doors (Per Unit)
-  495 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


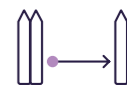


**UNIT 1**

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
<b>Total GEA</b>	<b>97,795 sqft</b>	<b>9,086 sq m</b>

-  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
<b>Total GEA</b>	<b>81,025 sqft</b>	<b>7,528 sq m</b>

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



UNIT 2



UNIT 2



UNIT 2



UNIT 1



UNIT 1



UNIT 1



UNIT 1

# An efficient development with low-carbon initiatives at its core



EPC A Efficiency



EV Charging Points



500 Lux Led Lighting



15% Roof Lights



40 Covered Cycle Spaces per Unit



BREEAM 'Very Good'



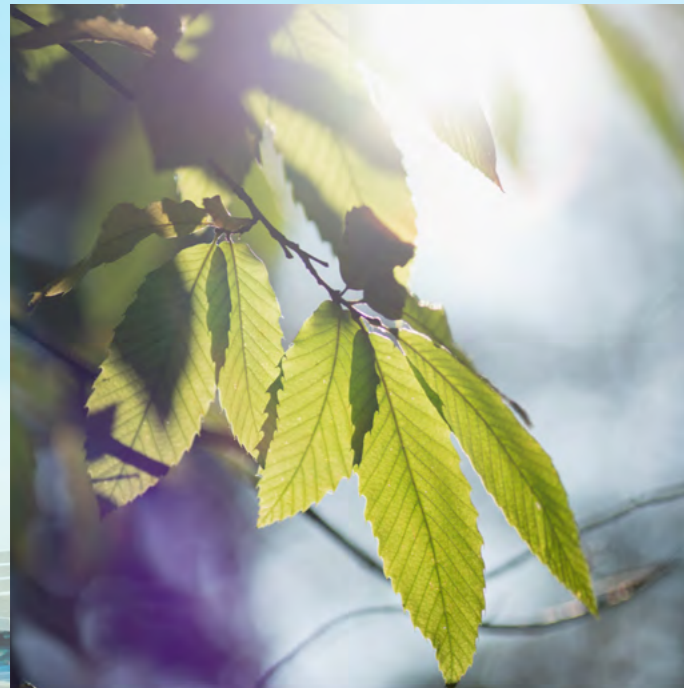
Solar PV Panels



High Level of Water Efficiency

## SUSTAINABILITY AT MX PARK

The development has been designed with sustainability and efficiency at its core, achieving EPC A and BREEAM "Very Good". Each building provides integrated EV charging points, extensive cycle storage, solar PV panels, high water efficiency and LED illumination supporting low-carbon operations and reducing environmental impact.



Extensive planting around the site.



Sibson Way, WD3 9AD



# Unrivalled urban logistics location

MX Park is accessed via Denham Way / A412 North Orbital Road within Maple Cross, Rickmansworth, less than one mile from the M25 J17. This strategic position offers exceptional connectivity to the M40, M4, M1, Heathrow Airport and Greater London.



**ULEZ**

Outside the expanded Ultra Low Emission Zone



**1,236,200**

Total population of Hertfordshire



**774,591**

Of the total population are economically active



**92.5%**

Of the local population are NVQ1 qualified



**950,718**

People live within 10 miles of MX Park



**33,000**

People employed in the manufacturing sector

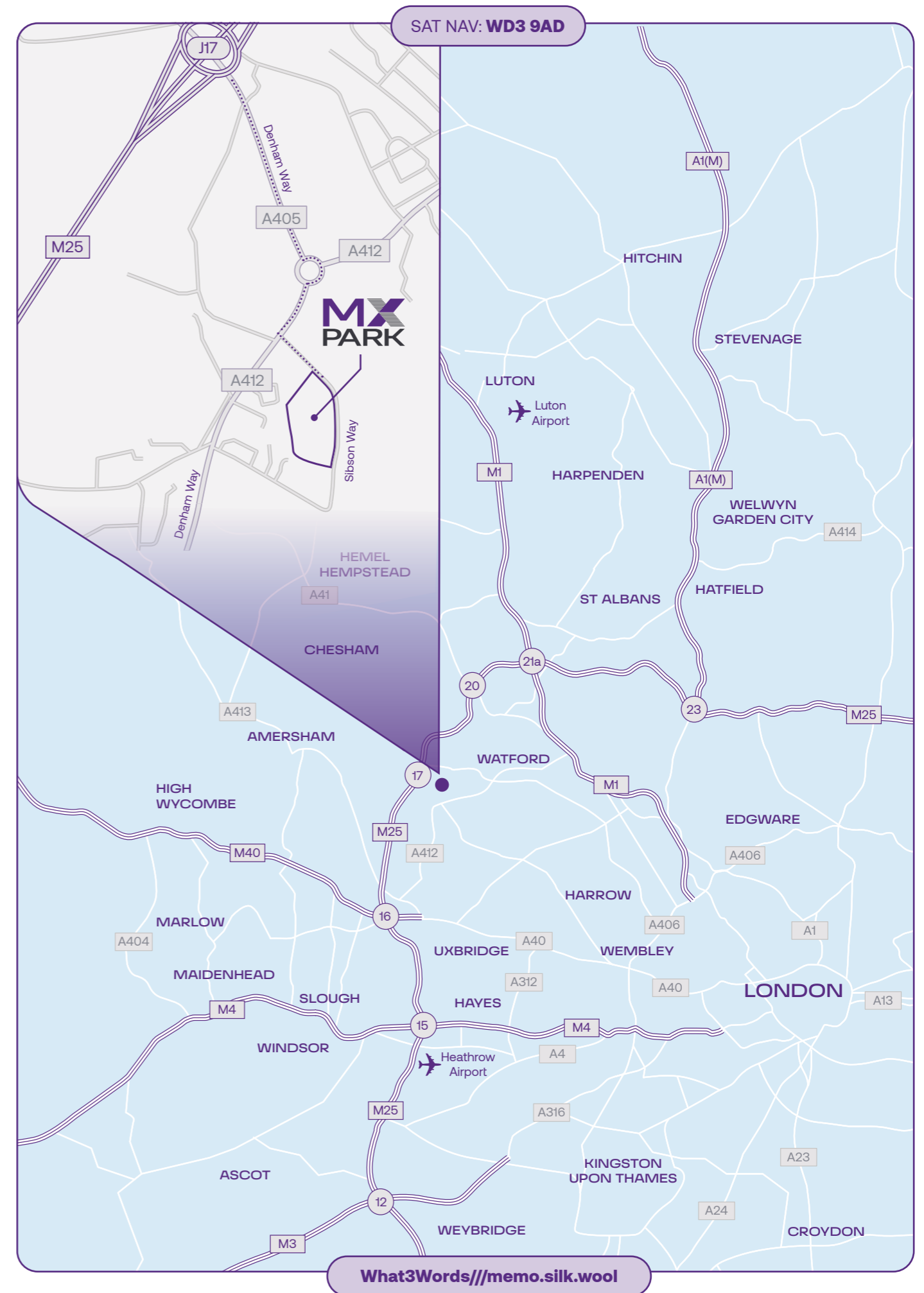


**25,000**

Local people employed in transport and storage

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





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



**Richard Harman**  
richard.harman@dtre.com  
020 3328 9089  
07776 200 143

**Robert Cohu**  
robert.cohu@dtre.com  
020 3328 9113  
07860 659 043



**Jeremy Grundy**  
jeremy.grundy@levyrealstate.co.uk  
020 7747 0131  
07973 667 015

**Andrew Hughes**  
andrew.hughes@levyrealstate.co.uk  
020 7747 0120  
07747 626 657



**Katy Kenealy**  
katy.kenealy@jll.com  
07892 704 393

**Melinda Cross**  
melinda.cross@jll.com  
07748 267 748

**James Saxby**  
james.saxby@jll.com  
07801 667 692

To download more information, visit  
[www.mxpark.co.uk](http://www.mxpark.co.uk)

Misrepresentation Act.

The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. All floor areas quoted are subject to verification. November 2025. Designed & produced by CORMACK - cormackadvertising.com