

MX

MX Park
Sibson Way
Rickmansworth
WD3 9AD

PARK

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



Barwood.

ashforddevelopments 

EXCEPTIONAL URBAN LOGISTICS OPPORTUNITY



◀ M40: 6 miles

M25

J17

M1: 10 miles ▶

Denham Way

Rickmansworth
& Watford ▶

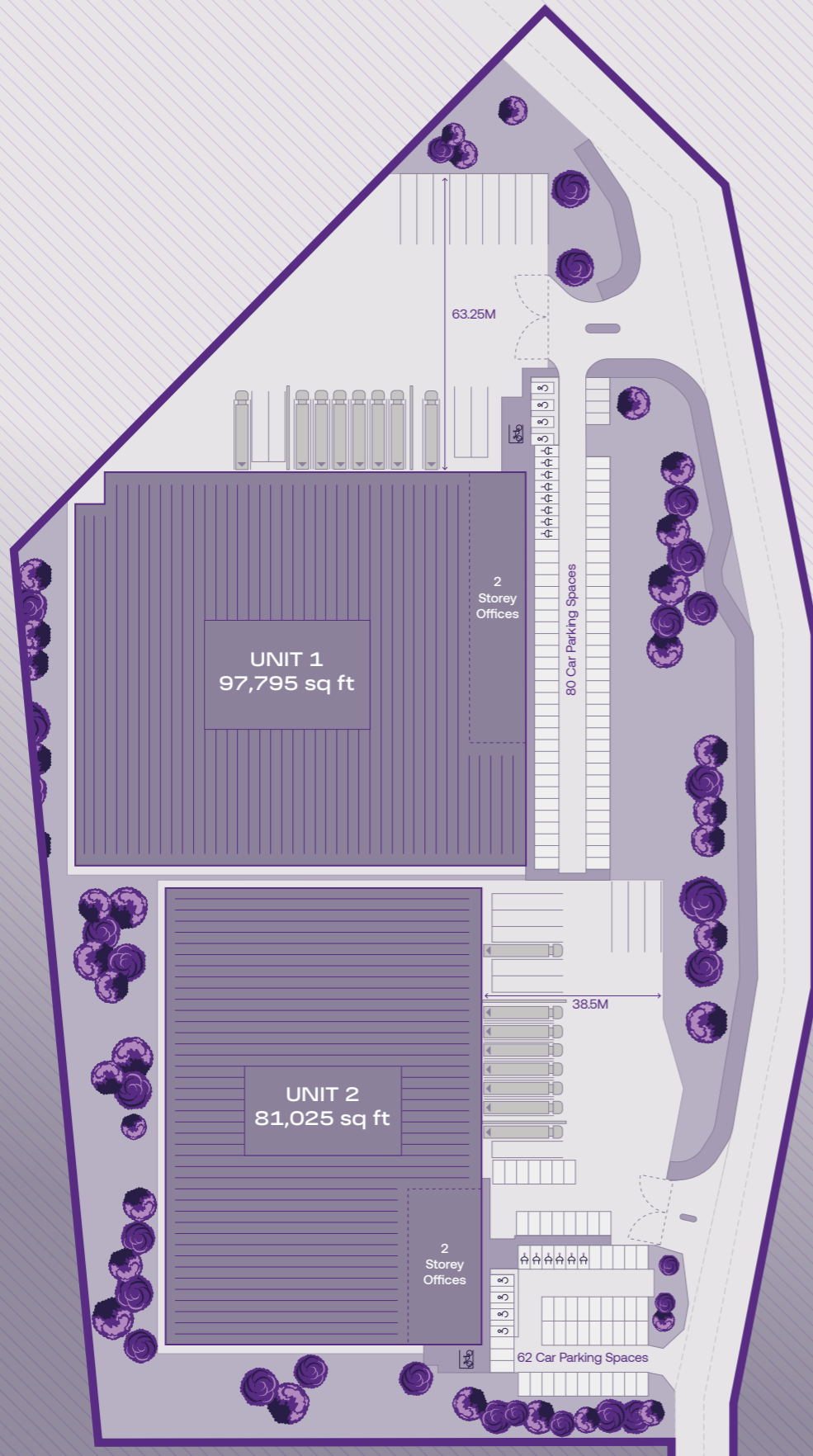


North Orbital Rd / Denham Way / A412

SKANSKA

Sibson Way

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



Target EPC A



EV Charging Points



500 Lux Led Lighting



15% Roof Lights



40 Covered Cycle Spaces per Unit



Target BREEAM 'Very Good'



Installation of Solar PV Panels



High Level of Water Efficiency





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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