

# MX PARK MAPLE CROSS

M25 | J17

80,487 sq ft & 97,876 sq ft  
Warehouse / Logistics Units TO LET  
Available Q1 2024

Barwood.

Maple Cross,  
Rickmansworth  
WD3 9AD

ashforddevelopments 

# EXCEPTIONAL URBAN LOGISTICS OPPORTUNITY

M40  
6 miles

M1  
10 miles

M25

J17

Denham Way

North Orbital Rd / Denham Way / A412

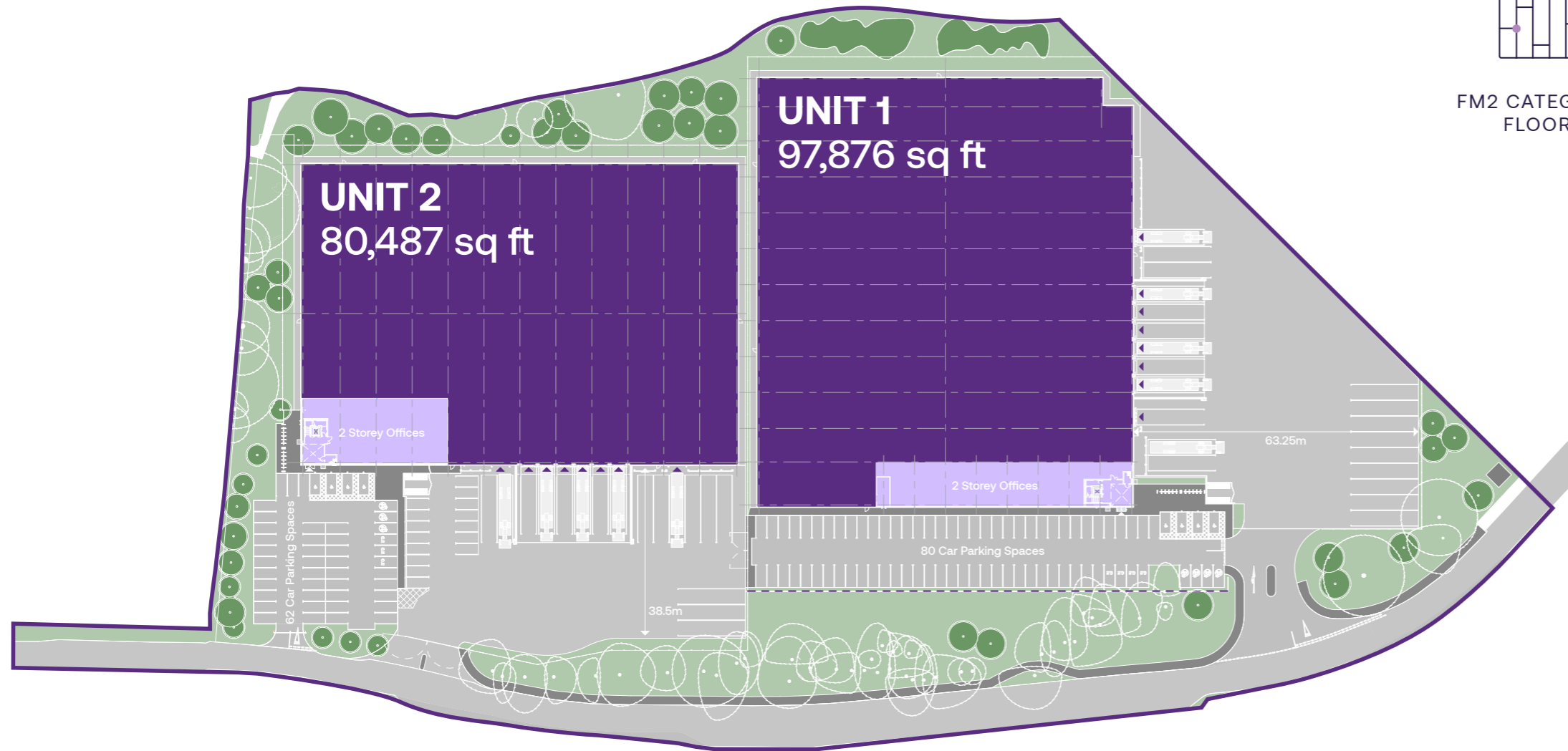
SKANSKA



Watford

**MX PARK**  
MAPLE CROSS

# HIGH QUALITY SPECIFICATION



  
6 DOCK LEVEL DOORS


  
2 LEVEL LOADING DOORS


  
TWO STOREY OFFICES

  
SECURE LIT YARDS


  
FM2 CATEGORY FLOOR

  
50KN/M2 FLOOR LOADING

  
10-12M CLEAR HEIGHT

  
15% ROOF LIGHTS

  
SUSPENDED CEILING

  
MECHANICAL VENTILATION

  
RAISED FLOORS


  
KITCHENETTES ON EACH FLOOR


  
8 PERSON LIFT

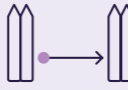
## UNIT 2

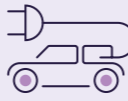
Warehouse	69,940 sqft	6,468 sq m
Core Area	605 sqft	56 sq m
First Floor Offices	4,971 sqft	462 sq m
Second Floor Offices	4,971 sqft	462 sq m
<b>Total</b>	<b>80,487 sqft</b>	<b>7,478 sq m</b>

Approximate GEA

  
62 PARKING SPACES

  
17 HGV SPACES


  
38.5M YARD DEPTH


  
6 EV CHARGING POINTS

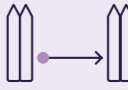
## UNIT 1


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
<b>Total</b>	<b>97,876 sqft</b>	<b>9,093 sq m</b>

Approximate GEA

  
80 PARKING SPACES

  
21 HGV SPACES

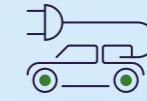
  
63.25M YARD DEPTH

  
8 EV CHARGING POINTS

# LOW CARBON INITIATIVES



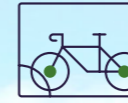
TARGET EPC A



EV CHARGING POINTS



500 LUX LED LIGHTING



40 COVERED CYCLE SPACES PER UNIT



MINIMUM BREEAM "VERY GOOD"



INSTALLATION OF SOLAR PV PANELS

Barwood are targeting to achieve NZC in Construction on all new developments by 2030.

MXP Landscaping initiatives including insect and Bee friendly planting.

Since 2019, Barwood Capital has opted to offset its corporate carbon footprint with Gold Standard initiatives. Gold Standard is a non-profit organisation established by the WWF and enables the investment into a range of global programmes.

Barwood is a signatory of the United Nations-supported Principles of Responsible Investment, the UK Green Building Council and the Good Business Charter. By working smarter and greener, we have successfully reduced our emissions alongside investing in Gold Standard carbon offsetting schemes.

INDICATIVE CGI



# UNRIVALLED URBAN LOGISTICS LOCATION

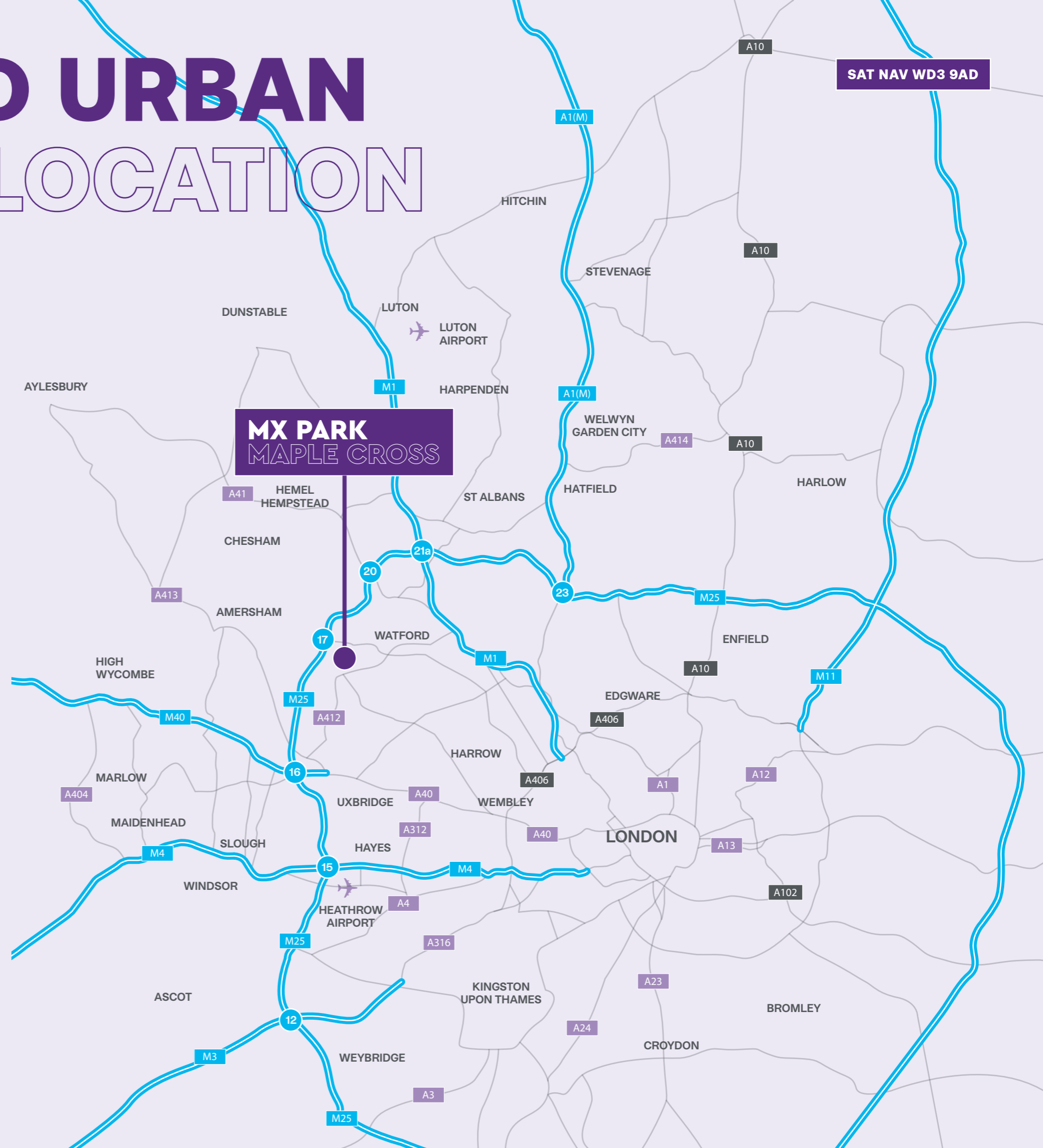
MX PARK lies within Maple Cross, Rickmansworth, less than one mile from the M25 J17. It is excellently located to access the M25, M40, M4, M1, Heathrow Airport and Greater London and it's strategic position will enable businesses to access a large consumer base. The location will also benefit from the upcoming HS2, a zero carbon transport network connecting London to the North-West.

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

Location	Distance	Time
M25 J17	0.8 miles	3 mins
Rickmansworth Station	1.9 miles	5 mins
M40 / M25 Intersection	5.9 miles	7 mins
M1 / M25 Intersection	9.6 miles	15 mins
M4 J4B / M25 Intersection	11.3 miles	22 mins
Heathrow Airport	15.5 miles	20 mins
Park Royal	16.2 miles	32 mins
Central London	23.1 miles	53 mins

SOURCE: GOOGLE MAPS

ULEZ EXEMPT MX PARK will benefit from its strategic location outside of the ULEZ expansion zone, planned to come into affect August 2023, saving occupiers £100/day per HGV.



# MX PARK MAPLE CROSS



1,195,700

TOTAL POPULATION  
OF HERTFORDSHIRE



90%

OF THE LOCAL POPULATION  
ARE NVQ1 QUALIFIED



82.9%

OF THE TOTAL POPULATION  
ARE CURRENTLY  
ECONOMICALLY ACTIVE



32,000

LOCAL PEOPLE EMPLOYED IN  
THE MANUFACTURING SECTOR



950,718

PEOPLE LIVE WITHIN 10  
MILES OF MX PARK



24,000

LOCAL PEOPLE EMPLOYED IN  
TRANSPORT AND STORAGE

For updates on construction and to download information visit [www.mxpark.co.uk](http://www.mxpark.co.uk)

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

Misrepresentation Act.

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