

MX PARK MAPLE CROSS M25 | J17

80,487 sq ft & 97,876 sq ft
Warehouse / Logistics Units To Let



BARWOOD
CAPITAL


ASHFORD
DEVELOPMENTS



UP TO 12.5M
MINIMUM CLEAR
INTERNAL HEIGHT



50KN/M²
FLOOR LOADING



2 STOREY
OFFICES



AMPLE CAR
PARKING



2 LEVEL LOADING
DOORS



6 DOCK LEVEL
DOORS



HGV PARKING
PROVISION



UP TO 63.25M
YARD DEPTH

EXCEPTIONAL
OPPORTUNITY

HIGH SPECIFICATION

MX Park is a brand new development of two high specification distribution warehouse units of 80,487 sq ft and 97,876 sq ft, each with two storey office space and ample car parking facilities.

Each unit boasts 6 dock level and 2 level access doors, plus a minimum clear internal height of 10m (Unit 2) and 12.5m (Unit 1). The units will be available for occupation from Q4 2021 onwards.

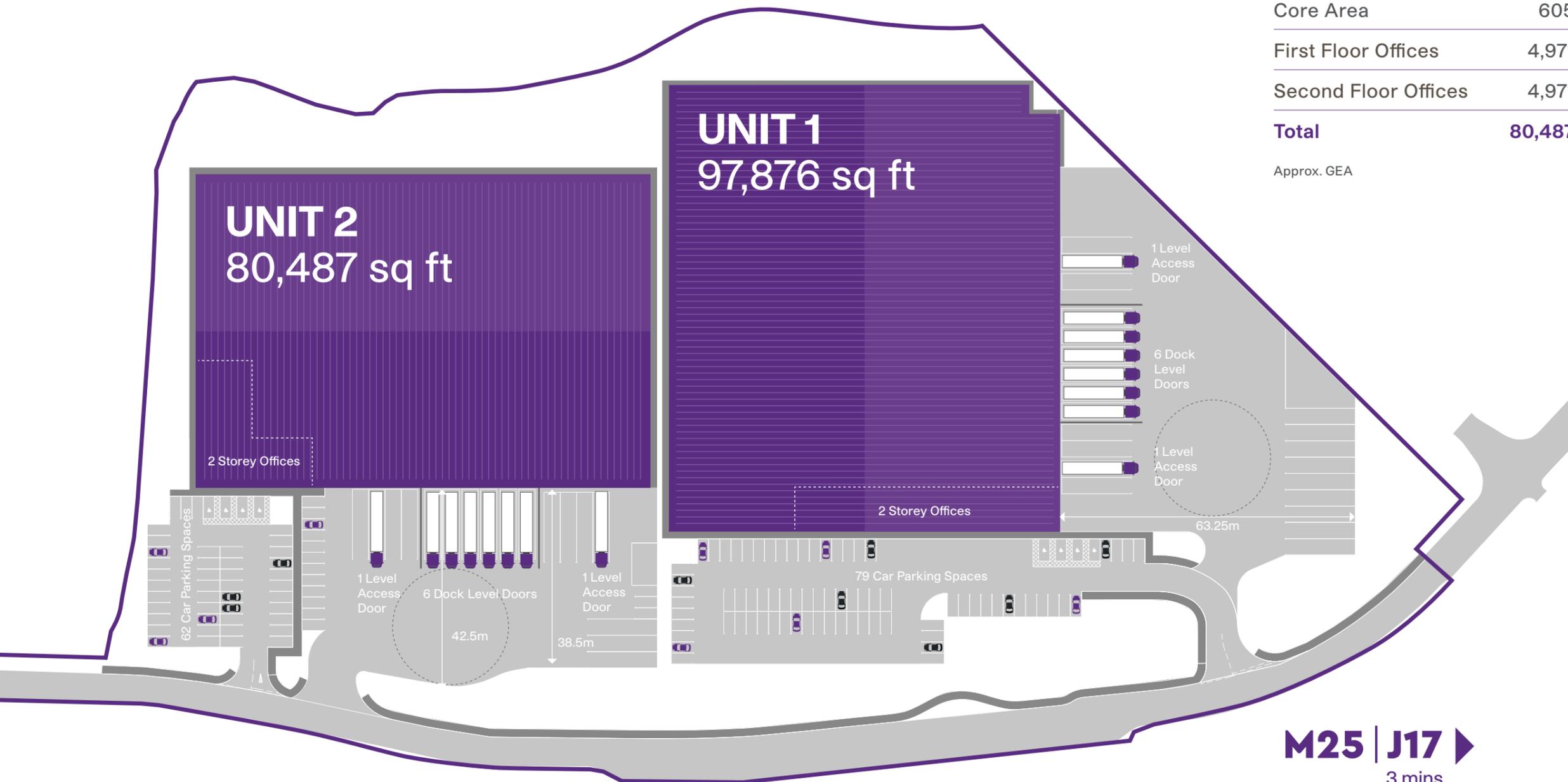
UNIT 1

Warehouse	85,446 sq ft	7,938 sq m
Core Area	640 sq ft	59 sq m
First Floor Offices	5,895 sq ft	548 sq m
Second Floor Offices	5,895 sq ft	548 sq m
Total	97,876 sq ft	9,093 sq m

UNIT 2

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

Approx. GEA



M25 | J17 ▶
3 mins

UNRIVALLED LOCATION

URBAN LOGISTICS

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 J17	0.8 miles	3 mins
Rickmansworth Station	1.9 miles	5 mins
M40 J1A	8.1 miles	15 mins
M1 / M25 Intersection	9.6 miles	15 mins
M4 J4B	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

MX PARK MAPLE CROSS



www.mxpark-maplecross.com

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