

Bassett Park

NEW INDUSTRIAL / WAREHOUSE UNITS
TO LET 5,253 - 38,761 FT²

AVAILABLE Q2 2026



www.bassettpark.co.uk

DENHAM WAY | MAPLE CROSS | RICKMANSWORTH | WD3 9YS



**READY
TO LET**
Q2 2026

Bassett Park

Bassett Park, located on Denham Way, Rickmansworth, comprises of a brand new high specification development of 6 industrial/warehouse units ranging in size from 5,253 ft² to 38,761 ft².

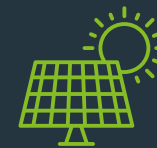
Targeting BREEAM 'Excellent', an EPC A rating and Carbon Net Zero in operation, Bassett Park has sustainability built in, not added on.



**TARGET BREEAM
'EXCELLENT' / EPC A**



**CARBON NET ZERO
IN OPERATION**



**PV SOLAR PANELS
ON ALL UNITS**



**ELECTRIC VEHICLE
CHARGING POINTS**



All sizes are Gross External Areas (GEA).
Potential to combine units.

UNIT 1	FT ²	M ²
Warehouse	6,792	631
Office	1,507	140
TOTAL	8,299	771

UNIT 3	FT ²	M ²
Warehouse	5,339	496
Office	1,076	100
TOTAL	6,415	596

UNIT 5	FT ²	M ²
Warehouse	4,413	410
Office	840	78
TOTAL	5,253	488

UNIT 2	FT ²	M ²
Warehouse	5,070	471
Office	1,270	118
TOTAL	6,340	589

UNIT 4	FT ²	M ²
Warehouse	5,651	525
Office	1,335	124
TOTAL	6,986	649

UNIT 6	FT ²	M ²
Warehouse	4,575	425
Office	893	83
TOTAL	5,468	508

UNITS 1 & 2	FT ²	M ²
TOTAL	14,639	1,360

UNITS 3 & 4	FT ²	M ²
TOTAL	13,401	1,245

UNITS 5 & 6	FT ²	M ²
TOTAL	10,721	996

↑
7.0 m
CLEAR HEIGHT
TO HAUNCH


37.5 - 50 kN/m²
WAREHOUSE
FLOOR LOADING


SITE POWER
SUPPLY
OF 1MVA


INSULATED LEVEL
LOADING DOORS


LED LIGHTING
THROUGHOUT


10% TRIPLE-SKIN
ROOF LIGHTS



Total Population
within 10 miles:
1,540,078



Number of economically
active individuals:
772,155



Local population that
are economically active:
64.3%



Local population that work
in transport and storage:
6.8%



M25

J.17

RICKMANSWORTH

DENHAM WAY

UXBRIDGE RD

DENHAM WAY

**Bassett
Park**

1
2
3
4

5
6



Strategic location
in Maple Cross



Access to M40 at J.16 (29 miles)
providing direct route to Central London



1.5 miles to
Rickmansworth Town Centre



1.8 miles to
Rickmansworth Station



5 miles west of
Watford



Regular Metropolitan Line services
to King's Cross (38 mins)



Easy access to M25 (J.17)
0.7 miles



Regular Chiltern Line services to
London Marylebone (28 mins)



14 miles to
Heathrow airport

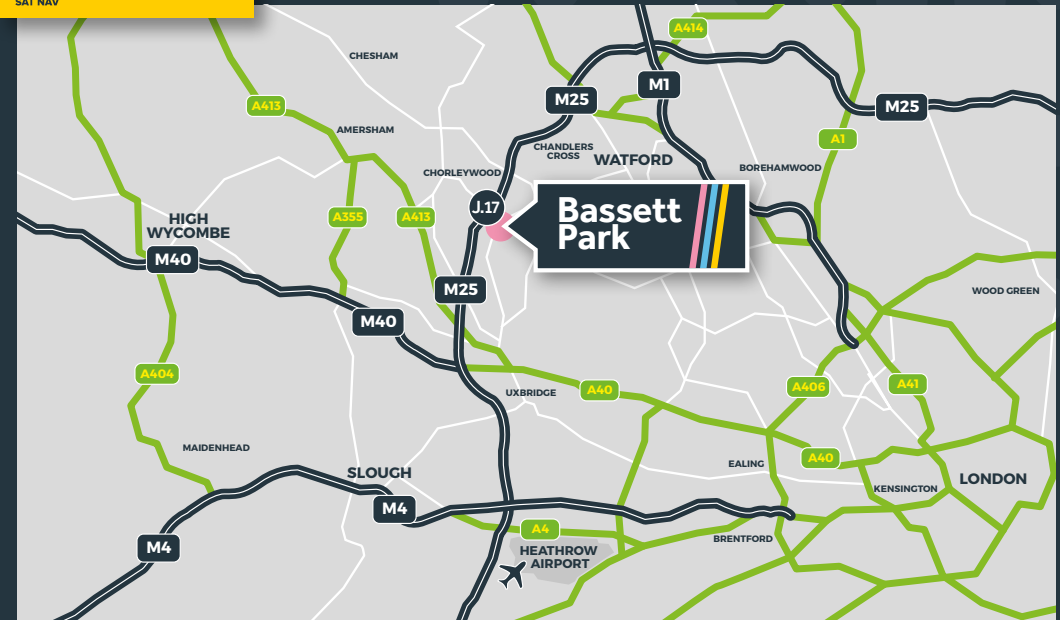


Direct service to Aylesbury
in approx. 27 minutes



WD3 9YS

/// what3words.com/moss.chill.under



LEASE TERMS

The units are available on new full repairing and insuring leases.

LEGAL COSTS

Each party will be responsible for their own legal costs.

BUSINESS RATES

Available upon request.

VAT

All figures quoted are exclusive of VAT.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

ENERGY PERFORMANCE RATING

TBC – Targeting EPC A.

A SCHEME OWNED
AND DELIVERED BY



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