

Bassett Park

NEW INDUSTRIAL / WAREHOUSE UNITS
TO LET 5,226 - 38,730 FT²



www.bassettpark.co.uk

DENHAM WAY | MAPLE CROSS | RICKMANSWORTH | WD3 9YS

**READY
FOR
OCCUPATION
NOW**



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 5,227 ft² to 38,731 ft².

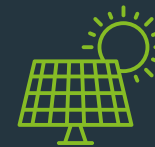
BREEAM 'Excellent', an EPC A rating and Carbon Net Zero in operation (Target), Bassett Park has sustainability built in, not added on.



**BREEAM 'EXCELLENT'
& EPC A
ACHIEVED**



**CARBON NET ZERO
IN OPERATION
(TARGET)**



**PV SOLAR
PANELS ON
ALL UNITS**



**ELECTRIC VEHICLE
CHARGING
POINTS**



**7.0m
CLEAR HEIGHT
TO HAUNCH**



**37.5 - 50 kN/m²
WAREHOUSE
FLOOR LOADING**



**SITE POWER
SUPPLY
OF 1MVA**



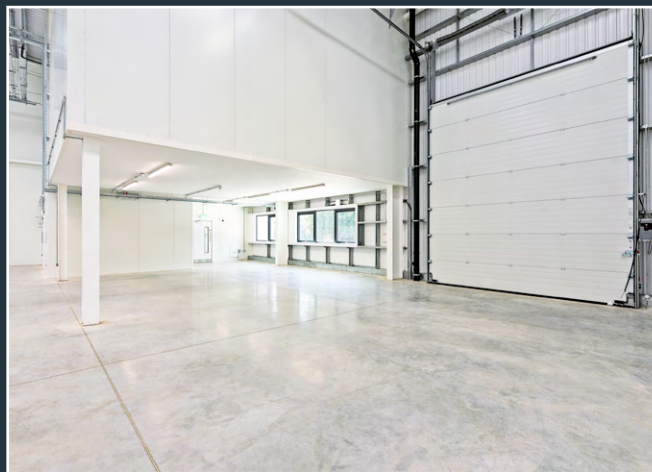
**INSULATED
LEVEL LOADING
DOORS**



**LED
LIGHTING
THROUGHOUT**



**10%
TRIPLE-SKIN
ROOF LIGHTS**





UNIT 1	FT ²	M ²
Warehouse	6,751	627
Office	1,500	139
TOTAL	8,251	766

UNIT 2	FT ²	M ²
Warehouse	5,063	470
Office	1,275	119
TOTAL	6,338	589

UNITS 1 & 2	FT ²	M ²
TOTAL	14,589	1,355

UNIT 3	FT ²	M ²
Warehouse	5,422	504
Office	1,092	101
TOTAL	6,514	605

UNIT 4	FT ²	M ²
Warehouse	5,636	523
Office	1,341	125
TOTAL	6,977	648

UNITS 3 & 4	FT ²	M ²
TOTAL	13,491	1,253

UNIT 5	FT ²	M ²
Warehouse	4,401	409
Office	825	77
TOTAL	5,226	486

UNIT 6	FT ²	M ²
Warehouse	4,559	424
Office	865	80
TOTAL	5,424	504

UNITS 5 & 6	FT ²	M ²
TOTAL	10,650	990

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



Total Population
within 10 miles:
1,540,078



Local population that
are economically active:
64.3%



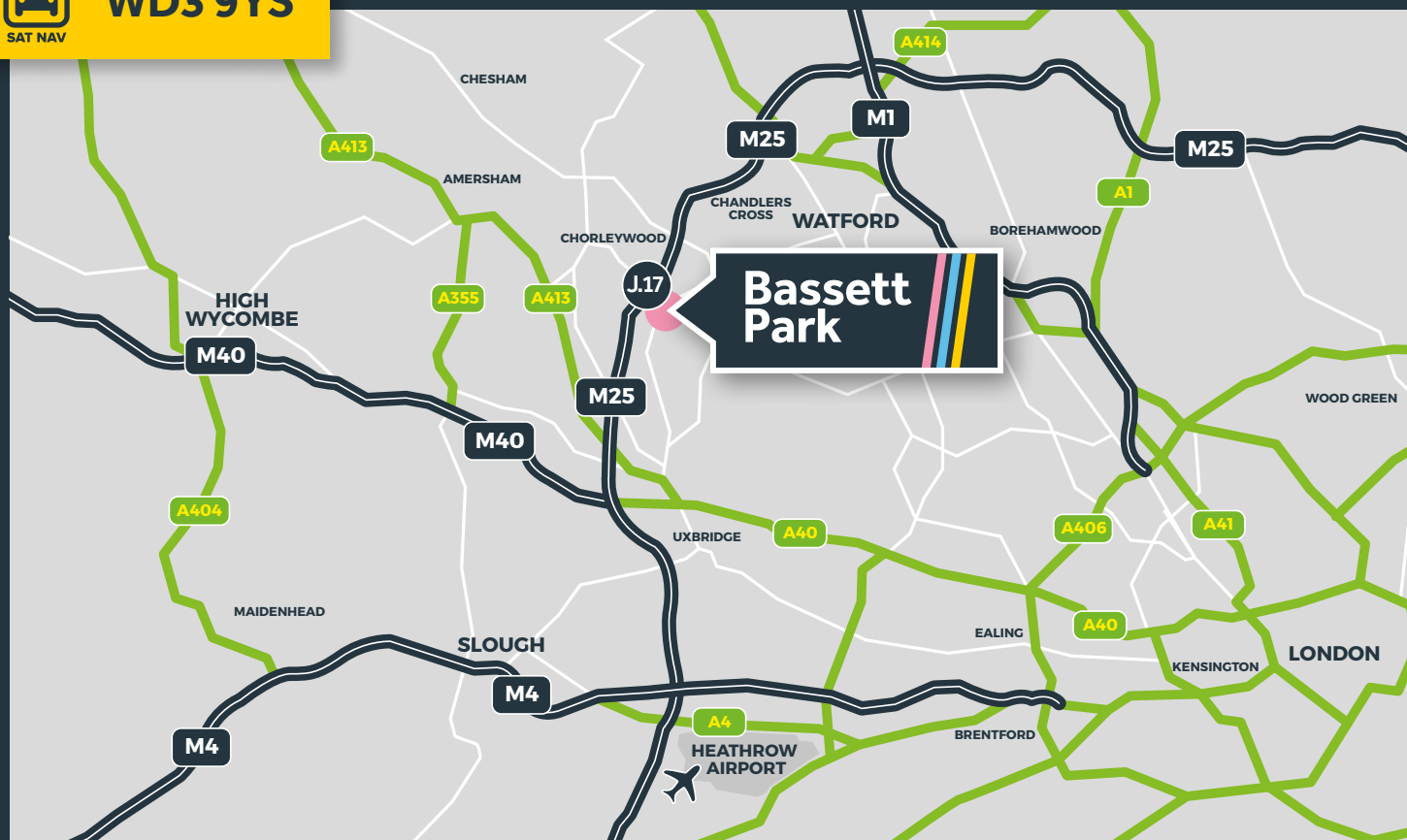
Local population that work
in transport and storage:
6.8%





WD3 9YS

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



LEASE TERMS

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

BUSINESS RATES

Available upon request.

SERVICE CHARGE

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

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE RATING

EPC A.



Strategic location
in Maple Cross



1.5 miles to Rickmansworth
Town Centre



5 miles west of
Watford



Easy access to M25 (J17)
0.7 miles



14 miles to
Heathrow airport



Access to A40/M40 at J16
providing direct route to
Central London (29 miles)



1.8 miles to
Rickmansworth
Station



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



Regular Chiltern Line
services to London
Marylebone (28 mins)



Direct service to
Aylesbury in
approx. 27 minutes



JAMES MILLER

James.Miller@JLL.com

07702 975 222

JAMES SAXBY

James.Saxby@JLL.com

07801 667 692

KATY KENEALY

Katy.Kenealy@JLL.com

07892 704 393



PATRICK ROSSO

Patrick.Rosso@Colliers.com

07825 571 048

LUKE AUDIS

Luke.Audis@Colliers.com

07557 061 898

YC LAU

YC.Lau@Colliers.com

07551 383 904

www.bassettpark.co.uk

A SCHEME OWNED
AND DELIVERED BY

IPIF

