



CGI: Trade City Maple Cross units 1- 4

Trade City

Trade City Maple Cross

TO LET | Denham Way, Maple Cross, Rickmansworth, WD3 9AR
UNDER CONSTRUCTION



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- Available Q4 2026
- 6 new trade / industrial units
- 11,215 sq ft – 60,343 sq ft
- Units can be combined
- Targeting BREEAM Excellent
- Grade A Offices





M1: 10 miles ▶

M25 (J17)

◀ M40: 6 miles

Denham Way

Uxbridge Rd

1 mile to M25 (J17)

Denham Way





Accommodation

	(GEA)		
	Sq m	Sq ft	
Unit 1	1,531	16,480	9
Ground	1,361	14,650	
First	170	1,830	
Unit 2	1,223	13,165	7
Ground	1,060	11,410	
First	163	1,755	
Units 1 & 2	2,754	29,645	
Unit 3	1,125	12,109	6
Ground	978	10,527	
First	147	1,582	
Unit 4	1,727	18,589	11
Ground	1,524	16,404	
First	203	2,185	
Units 3 & 4	2,852	30,698	
Unit 5	1,042	11,216	25
Ground	861	9,268	
First	181	1,948	
Unit 6	1,553	16,717	19
Ground	1,369	14,736	
First	184	1,981	
Units 5 & 6	2,595	27,933	
Communal Parking			17



8m clear
internal height



Electric loading
doors



Floor loading
50kN sq m



Grade A
offices
(with raised floors)



Units can be
combined



Fibre
broadband



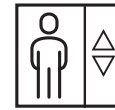
High quality
exterior finish



Class E (g) iii
B2 & B8 use



Enhanced
cladding and
insulation



Lift access
to first floor



Future Proof



Dedicated yard
and car parking



Approx. GEA areas. Units can be combined

Environment

Our Trade City and Logistics City concepts have evolved to be market leading in terms of environmental credentials, ensuring our developments, and the materials used, are sustainable.

From the initial design through to the final completion, our units are built with sustainable materials and energy efficient features, ensuring a lower environmental impact as well as reduced end-user costs.



Target BREEAM
rating Excellent



Cycle storage



Electric vehicle
charging



Energy efficient
LED lighting



Target EPC
Rating - A



Life Cycle
Analysis (LCA)



Responsibly
sourced
materials



Efficient
building
performance



15% Warehouse
roof lights



Soft
landscaping



Solar PV
panels



Renewable
technology

Electric vehicle charging



Image: Trade City Manchester

Built for efficiency



Image: Trade City Manchester

Travel Distances

Drive times



Destination	Miles	Time
M25 (J17)	1 mile	3 mins
Rickmansworth Station	2 miles	5 mins
M40 (J1A)	6 miles	9 mins
M1 (J6A)	10 miles	12 mins
Watford	6 miles	15 mins
M4 (J48)	12 miles	15 mins
M3 (J2)	19 miles	29 mins
Park Royal	16 miles	32 mins
Central London	23 miles	53 mins

Airports

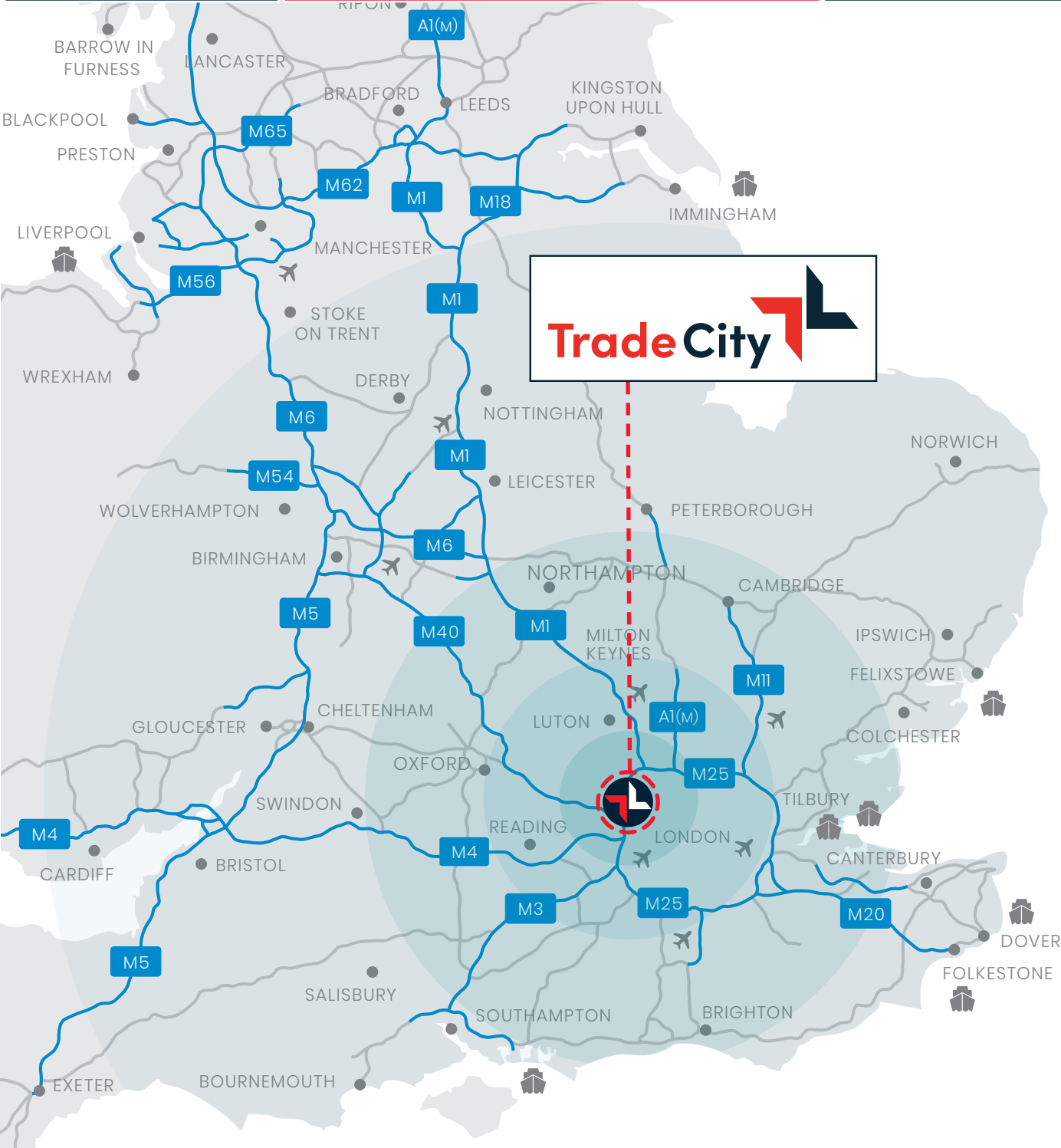


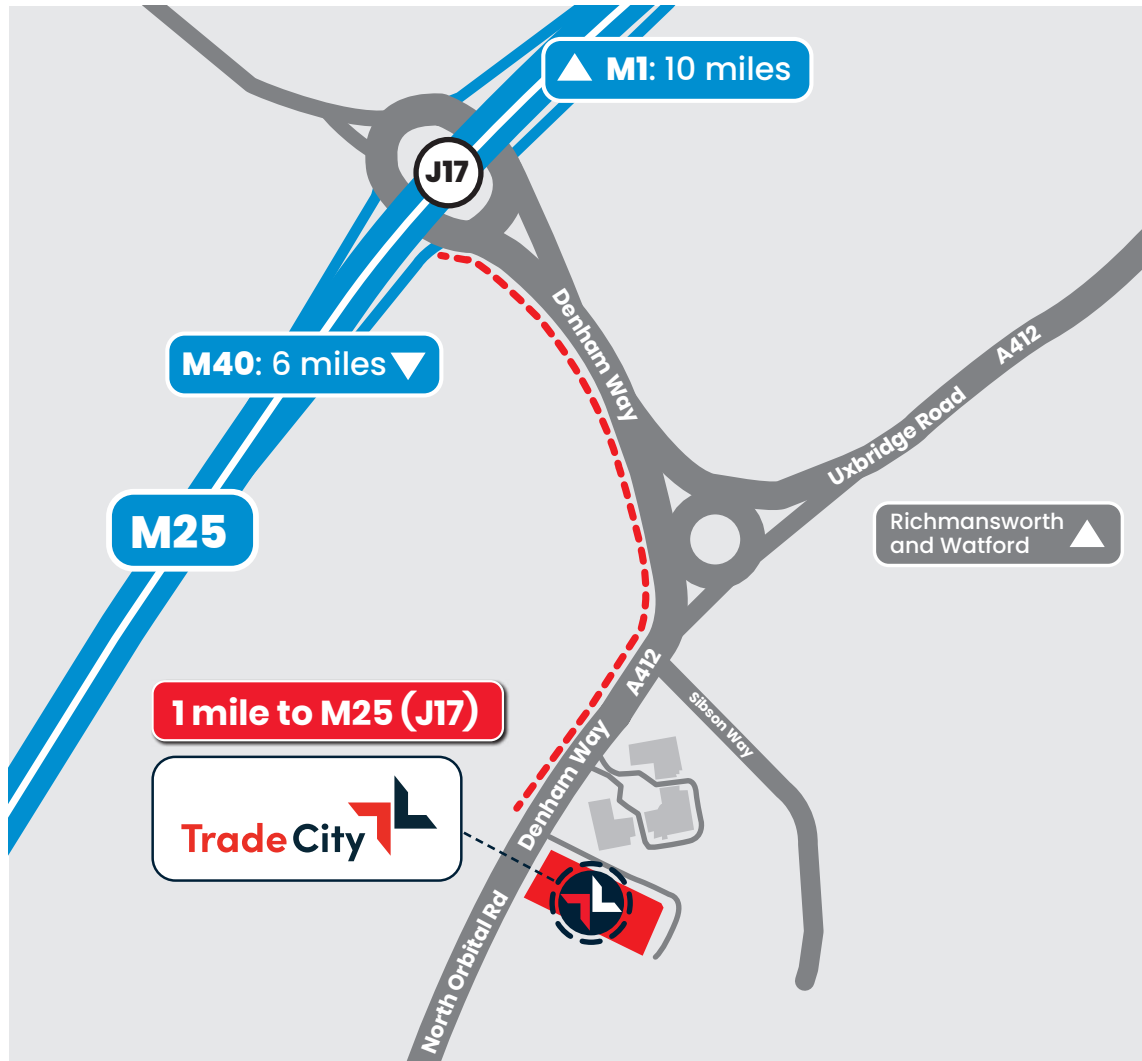
Heathrow	14 miles	17 mins
Luton	22 miles	28 mins
Stansted	51 miles	28 mins

Drive times

- 30 mins
- 2 hours
- 1 hour
- 3 hours

**All figures are approximate values based off Google maps and may include tolls and restricted roads. Figures based off the fastest route suggested.*





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What3Words
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ULEZ

Outside the expanded Ultra Low Emission Zone



1,195,700

Total population of Hertfordshire



82.9%

Of the total population are economically active



950,718

People living in 10 mile radius



32,000

People employed in the manufacturing sector



24,000

Local people employed in transport and storage

Lambert Smith Hampton

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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. September 2026.

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