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ARRIVING Q2 2021
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**A NEW DEVELOPMENT OF SIX
INDUSTRIAL / WAREHOUSE UNITS**

Unit sizes from 5,455 sq ft – 87,600 sq ft GEA

EN8 7LX

WALTHAM X

WELCOME TO WALTHAM X

A NEW STRATEGIC HUB
FOR BUSINESS



WELCOME

Waltham X will be home to six high-specification industrial/warehouse units, offering modern, flexible floor space in a prime North London location, close to the M25.

The units at Waltham X offer best-in-class design, powered by sustainable technology and are tailor-made to provide an efficient working environment for local occupiers.

With excellent access to the M25 and only a stone's throw from Waltham Cross station, this will regenerate the area and become a new strategic hub for business.

THE OPPORTUNITY:

WALTHAM X IS A NEW LANDMARK DEVELOPMENT OFFERING OCCUPIERS ACCESS TO AN UNRIVALLED TRANSPORT DISTRIBUTION NETWORK AND LOCAL MARKETS. THE DEVELOPMENT IS ADJACENT TO THE M25 AND WALTHAM CROSS TRAIN STATION, WITHIN A TWO MINUTE WALK, PROVIDING DIRECT ACCESS TO CENTRAL LONDON.

Key features:



M25 proximity
and visibility



Accessed via both
the A10 and directly
from Enfield (via
Hertford Road)



Two minute walk
to Waltham Cross
Train Station



High specification



Self contained
yards to Units
A,B & C



Local amenities:
Waltham Cross High
Street & Pavilions
Shopping Centre

In good company:

 **ocado**

Iceland

**JOHN LEWIS
& PARTNERS**


DELTA GROUP
EMPOWERING IMAGINATION


Reynolds
more than just a greengrocer


Royal Mail

TESCO

XPOLogistics

YODEL

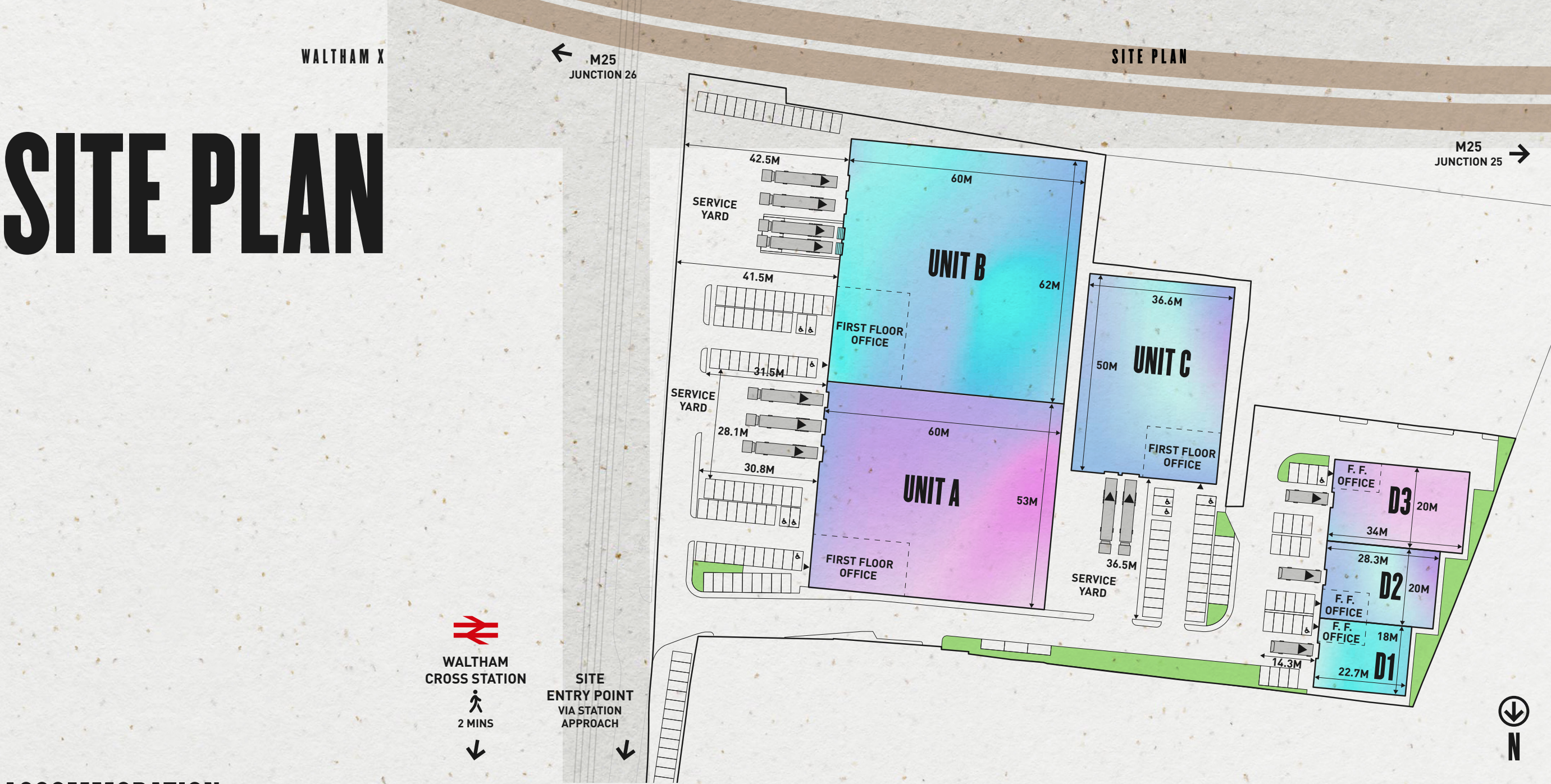


SITE PLAN

ACCOMMODATION

Unit	Warehouse accommodation (sq ft) GEA	Office accommodation (sq ft) GEA	Second floor plant (sq ft) GEA	Total size (sq ft) GEA	Ground level loading	Dock level loading	8m eaves height	10m eaves height	12m eaves height	Fully fitted offices with comfort cooling	Passenger lift	Number of loading doors	Car parking spaces	Max yard depth
A	33,666	5,065	977	39,708	●				●	●	●	3	41	31.5 m
B	39,917	6,227	1,748	47,892	●	●			●	●	●	4*	48	42.5m
C	19,460	3,865	–	23,325	●			●		●	●	2	25	36.5m
D1	3,857	1,598	–	5,455	●		●			●		1	8	14.3 m
D2	5,400	1,856	–	7,256	●		●			●		1	9	14,3 m
D3	6,812	1,940	–	8,752	●		●			●		1	8	14.3 m

*Includes two dock level loading doors



FUNCTIONALITY, CONNECTIVITY, LOCALITY

**WALTHAM X
OFFERS OCCUPIERS
FLEXIBLE FLOORSPACE
TO MAKE THEIR OWN.
WITH NEIGHBOURS WHO
ARE ALSO MOVERS AND
MAKERS, WHETHER YOU'RE
A LOCAL TRADE COUNTER,
LOGISTICS COMPANY OR
MICRO-BREWERY, YOU'LL
BE IN GOOD COMPANY.**



DESIGN AND FINISHES

The units at Waltham X are designed to provide market-leading employment accommodation, with a modern aesthetic and high-quality material palette. The combination of a curved roof with profiled, flat metal cladding creates a practical and contemporary external appearance. The high-grade internal specification provides modern and efficient open warehouse space supported by ancillary office accommodation. High levels of glazing to the entrance cores and office accommodation will ensure these spaces provide a welcoming first impression to visitors and a light and airy environment for employees.

SUSTAINABILITY



KEY FEATURES



Highly insulated buildings with reduced air permeability



PVs to all buildings. Flexible roof structure allows for future expansion



Daylight saving control on all office lighting



High efficiency heating and cooling systems to the offices



Rooflights based on 15% of the warehouse footprint



Energy efficient lifts



Water saving fixtures and fittings



Minimise construction waste



EVCPs to external parking areas (20% active / 80% passive)



Cycle storage provision



Targeting BREEAM Excellent



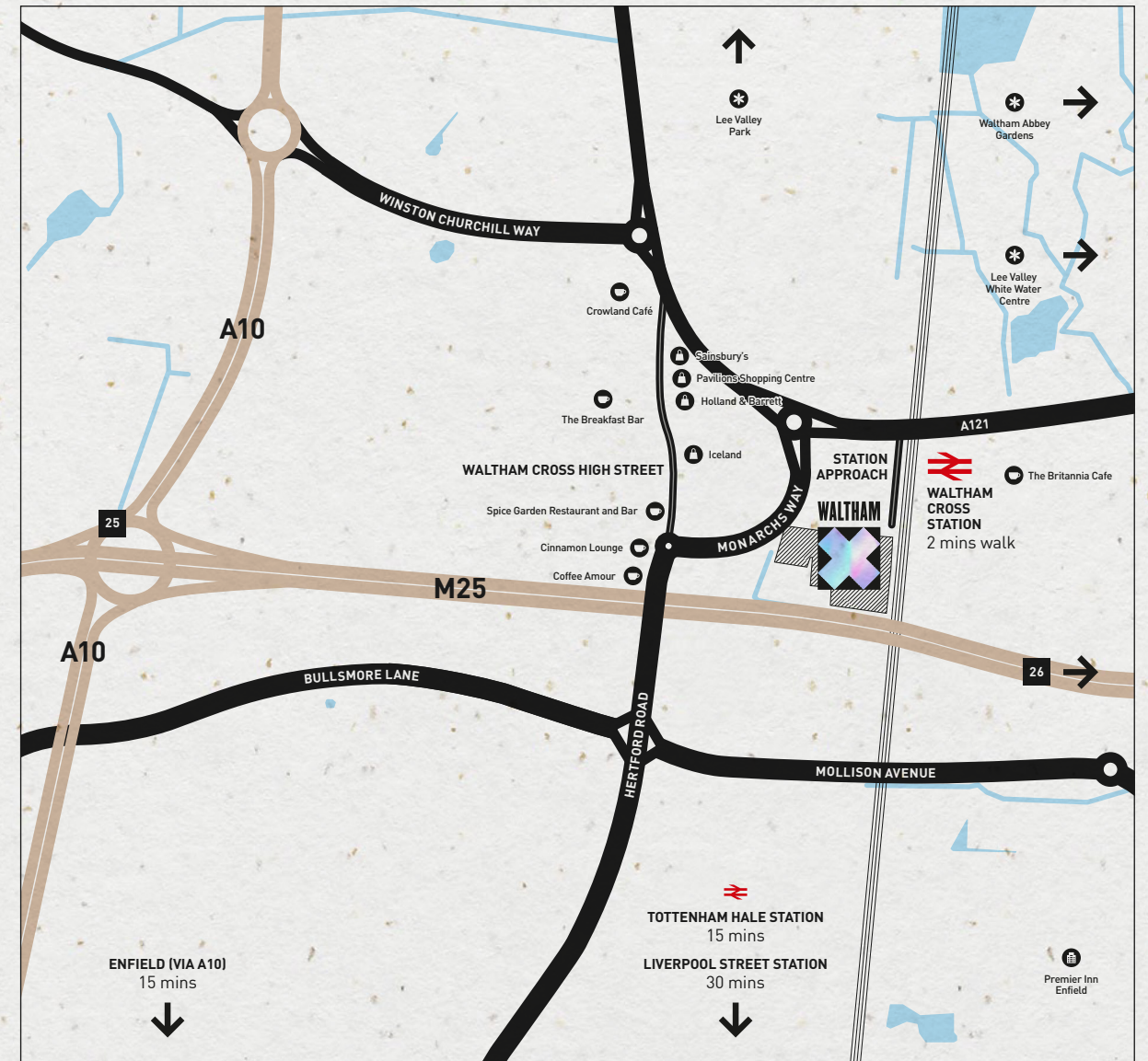
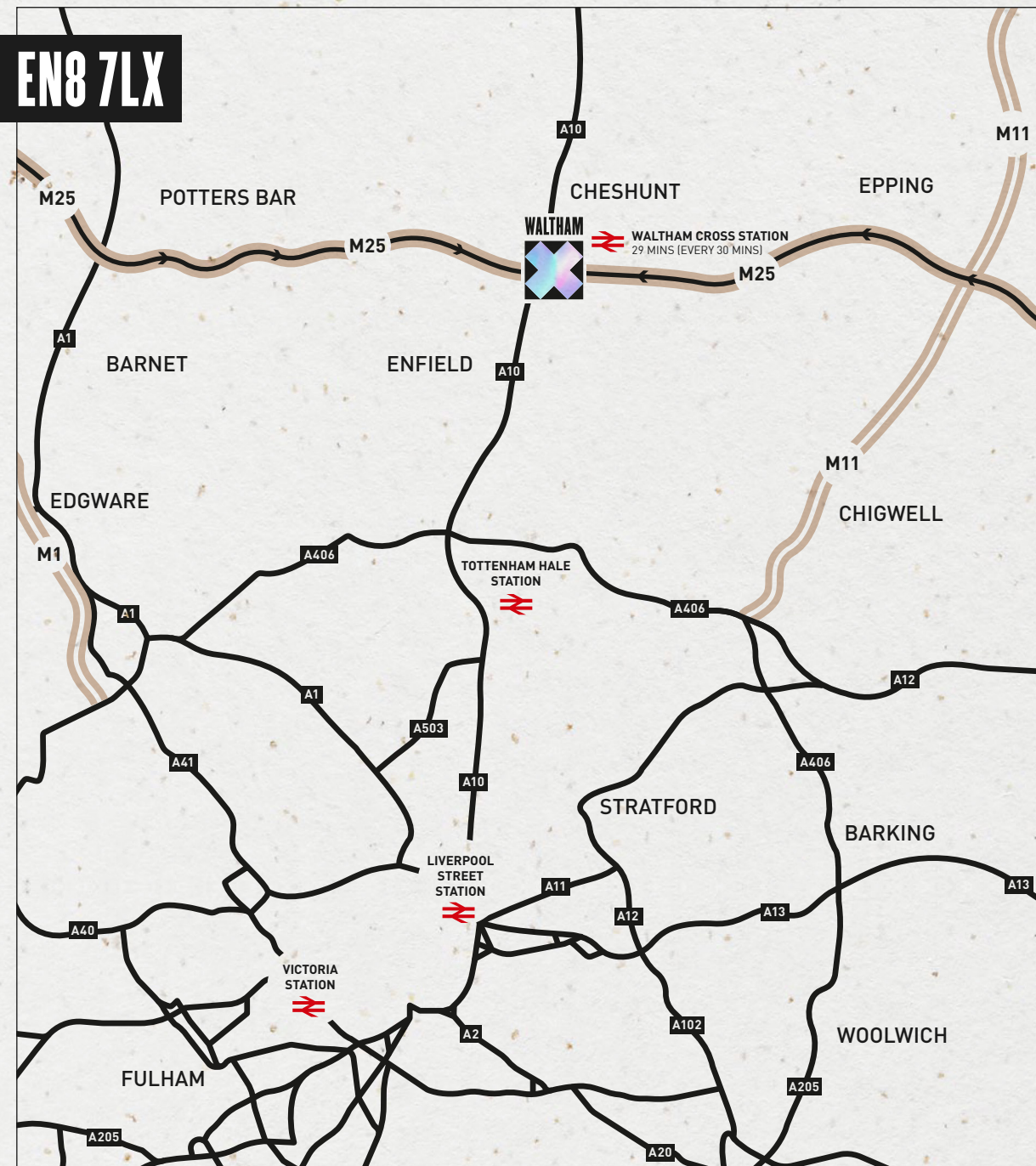
EPC target rating – A



UNITS A — B
39,708 — 87,600 SQ FT AVAILABLE

FINDING US

WHERE WELL-DESIGNED PRODUCT MEETS
WELL-CONNECTED LOCATION



BY ROAD

Junction 25 of M25
2.1 miles – 7 mins drive

M25 and M11
Offering convenient
access into
central London

BY RAIL

Waltham Cross Station
0.3 miles – 2 mins walk

Central London
Regular services
in and out

Tottenham Hale Station
15 mins

Liverpool Street Station
30 mins

BY BUS

**Waltham Cross
Bus Station**
0.5 miles – 9 mins walk

BY AIR

London City Airport
13.2 miles

**London Heathrow
Airport**
23.5 miles

Stansted Airport
26.2 miles

ENQUIRIES

AGENTS



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TERMS

Available on new full repairing and insuring leases. Please contact the joint sole agents for further details. An Energy Performance Certificate will be available upon request after construction has completed.



wrenbridge.co.uk



railpen.com

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AND THE MAKERS
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