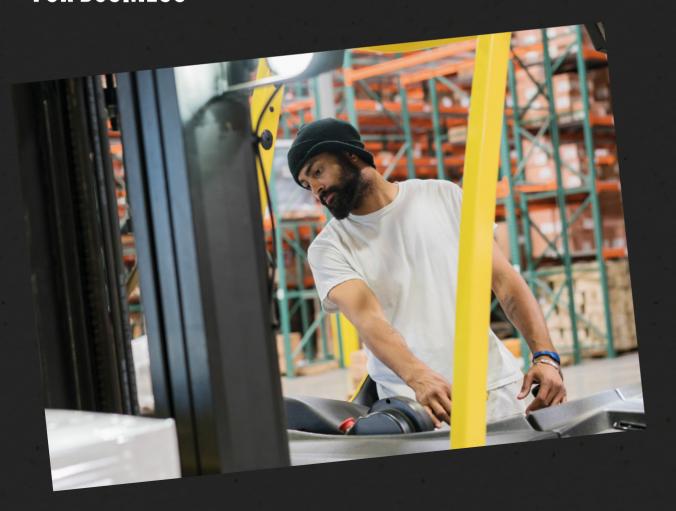
### A NEW DEVELOPMENT OF SIX INDUSTRIAL / WAREHOUSE UNITS

Unit sizes from 5,455 sq ft – 87,600 sq ft GEA EN8 7LX

# WELCOME TO WALTHAM X

A NEW STRATEGIC HUB FOR BUSINESS



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:





**TESCO** 

#### **Iceland**



**XPOLogistics** 

#### JOHN LEWIS & PARTNERS

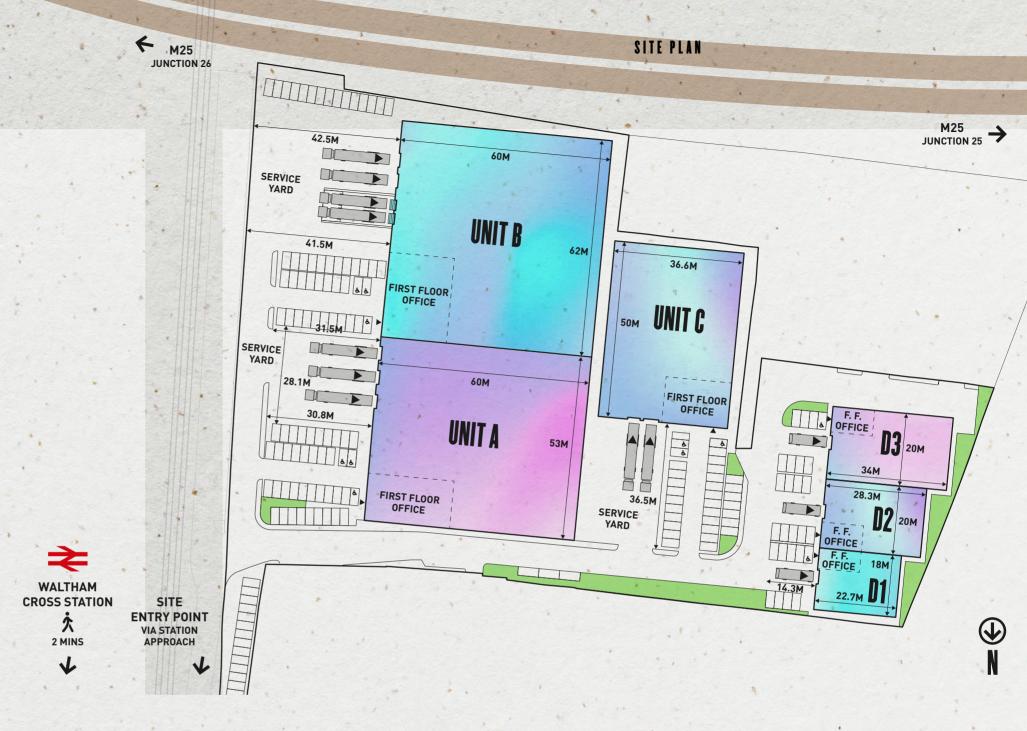


YODEL



04 05

# 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	6,	Number of loading doors	Car parking spaces	Max yard depth
Α	33,666	5,065	977	39,708 –				1	•	•			3	41	31.5 m
В	39,917	6,227	1,748	47,892 –	•	•			•	•	•		4*	48	42.5m
С	19,460	3,865	-	23,325 –	•			•	1	x • 54 x	• *		2	25	36.5m
D1	3,857	1,598	-	5,455 _	•		•	,		•			1	8	14.3 m
D2	5,400	1,856	-	7,256 _	•		•	•	1 1 4	• • •			1	9	14,3 m
D3	6,812	1,940	- t	8,752 _	•	. ,	•				y *		1	8	14.3 m

# FUNCTIONALITY, CONNECTIVITY,

BE IN GOOD COMPANY.

### **DESIGN AND FINISHES**

08

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

DESIGN



### **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



Targeting **BREEAM Excellent** 



EPC target rating - A



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



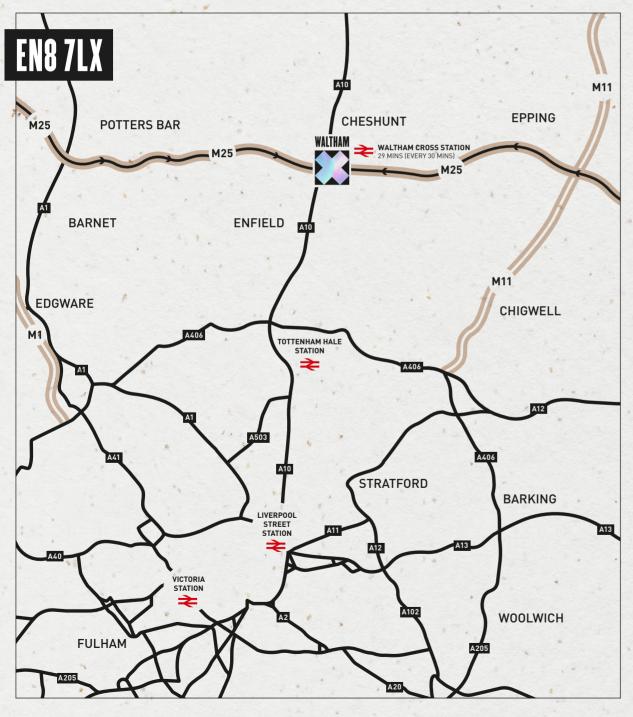
provision

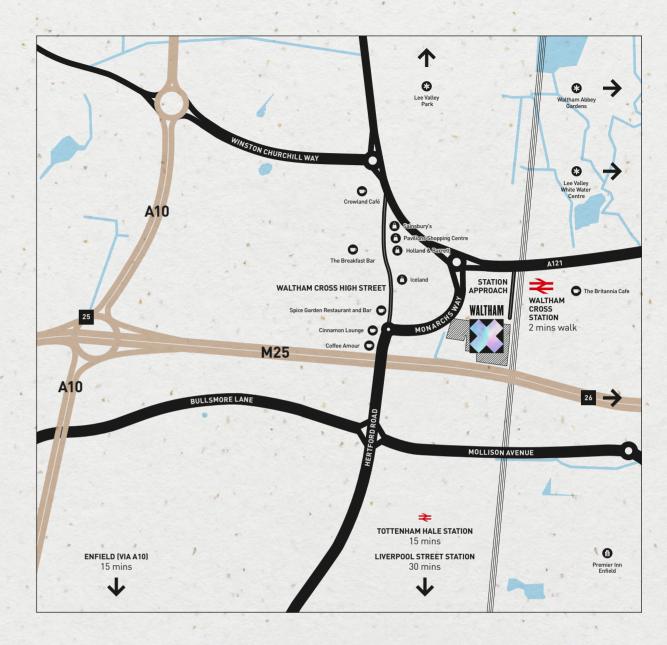




## FINDING US

### 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

#### RYAIR

**London City Airport** 

13.2 miles

London Heathrow Airport

23.5 miles

Stansted Airport 26.2 miles

# ENQUIRIES

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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.

### A DEVELOPMENT BY



WRENBRIDGE

RAILPEN

wrenbridge.co.uk

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WALTHAMX.CO.UK WALTHAM ARRIVING Q2 2021