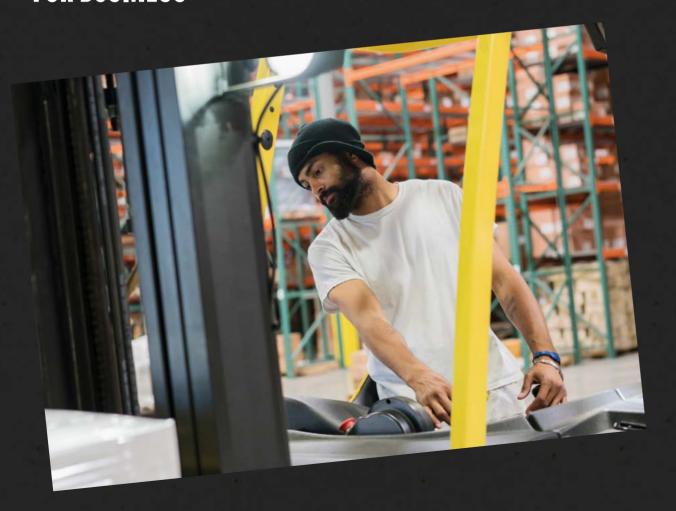
### A NEW DEVELOPMENT OF SIX INDUSTRIAL / WAREHOUSE UNITS

Two Units Remaining from 7,256 - 16,008 sq ft EN8 7LX

## WELCOME TO WALTHAM X

A NEW STRATEGIC HUB FOR BUSINESS



Waltham X is 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



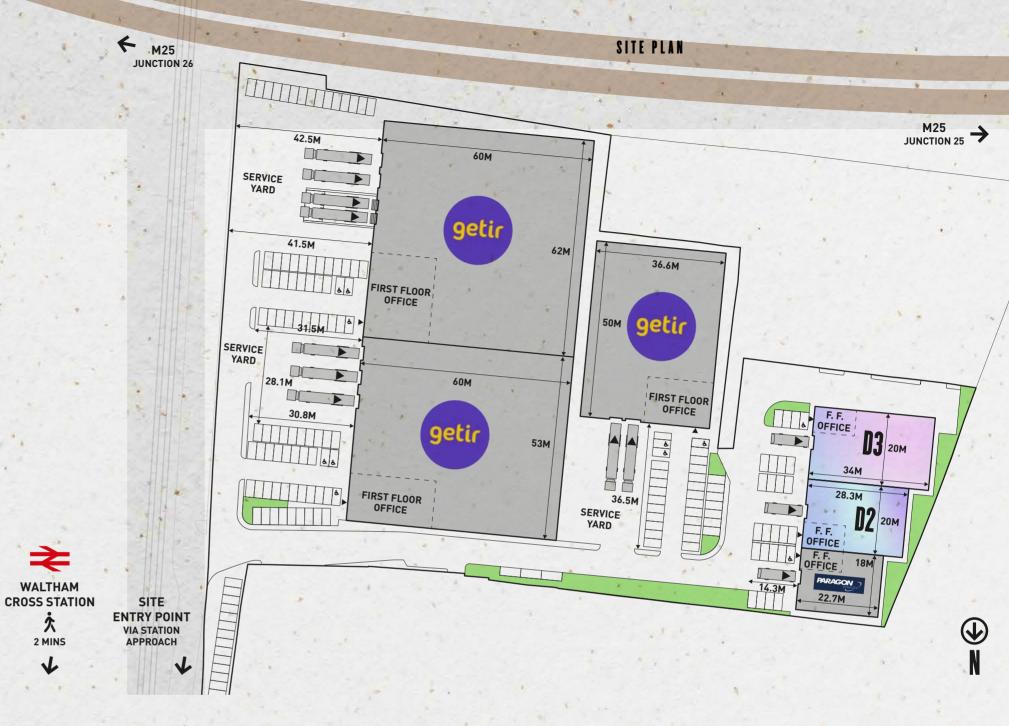
YODEL

WALTHAM X AERIAL VIEW



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	1	Number of loading doors	Car parking spaces	Max yard depth
getir	33,666	5,065	977	39,708 -	•	1 1			•	•	1.11		3	41	31.5 m
getir	39,917	6,227	1,748	47,892 -	•	•			•		•		4*	48	42.5m
getir	19,460	3,865	-	23,325	•			•		1 - S	•		2	25	36.5m
PARAGON	3,857	1,598	- 1	5,455 -	•		•	1,5		•			1	8	14.3 m
D2	5,400	1,856	_	7,256 -	•		•		6 1 5	•	*		1	9	14.3 m
D3	6,812	1,940		8,752 -	•		•	*		•	*		1	8	14.3 m

# 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

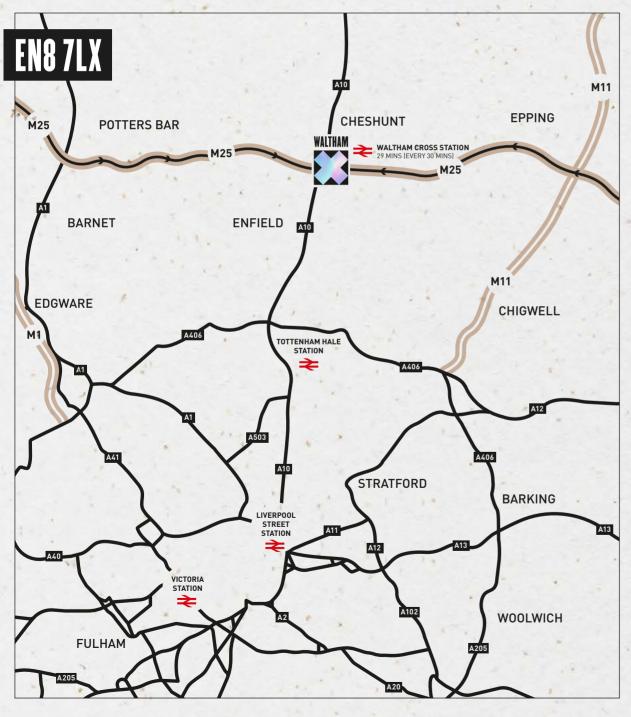
WALTHAM X VIEW OF WALTHAM X

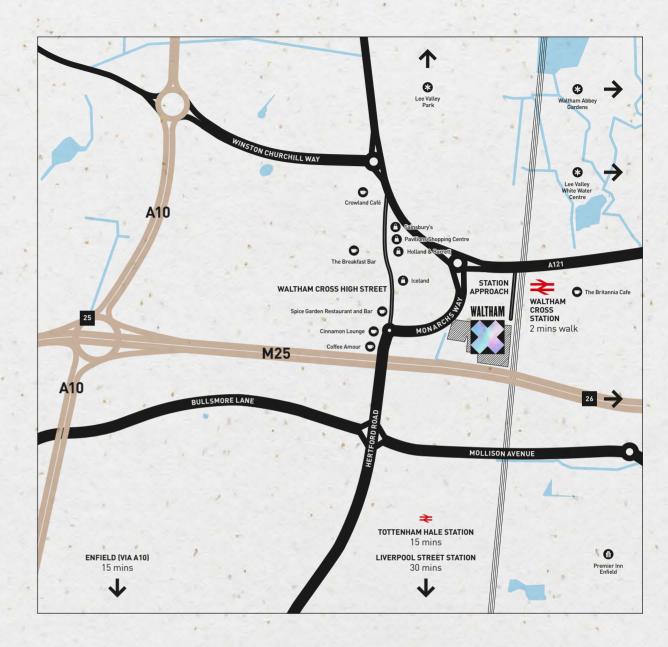


10

### 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

### Y 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.

### A DEVELOPMENT BY



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