

UNIT D3 WALTHAM X

**HIGH SPECIFICATION WAREHOUSE AVAILABLE TO LET
WALTHAM CROSS, EN8 7LX**

8,752 sq ft (813 sq m)

WALTHAM



AVAILABLE NOW
+
AVAILABLE NOW
+

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.

Unit D3 is now available, offering best-in-class design that is powered by sustainable technology, tailor made to provide an efficient working environment.

The building offers excellent volume, with a minimum clear height of 8m and a yard depth of over 14 meters. On site car parking includes an electric vehicle charging point, 8 dedicated car parking spaces and the electrically operated loading door allows for easy access and provides robust security.



KEY FEATURES



M25 proximity
& visibility



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



High
specification



Two minute walk
to Waltham Cross
Train Station



Local amenities: Waltham
Cross High Street &
Pavilions Shopping Centre



EPC
A Rating

IN GOOD COMPANY:



Iceland



XPOLogistics

JOHN LEWIS
& PARTNERS



YODEL

SPACE TO CREATE

UNIT D3: FLOOR AREAS

The approximate Gross External Area

GEA	sq ft	sq m
Warehouse Accommodation	6,812	633
Office Accommodation	1,940	180
Total	8,752	813

Unit Specification

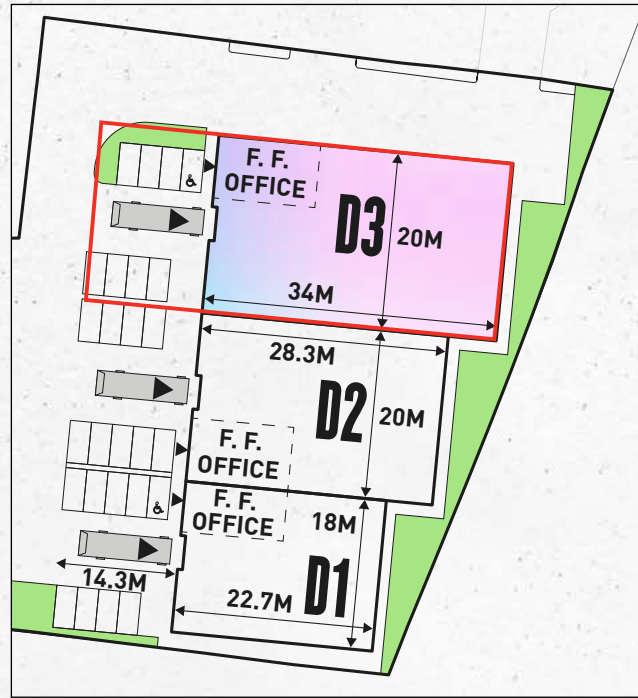
Clear internal height: 8m

Yard depth: 14.3m

1 electrically operated level access loading door

1 electric vehicle charging point

8 car parking spaces



Sustainability Features

PVs to all buildings; future proofed to allow additional installations

Daylight saving control on all office lighting

High efficiency heating and cooling systems to the offices

High efficiency LED lighting to the external areas, ensures minimal light pollution

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

Minimise construction waste

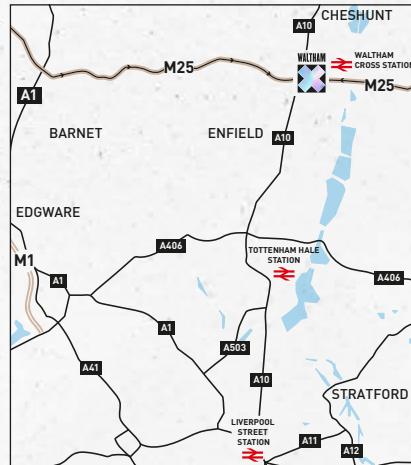
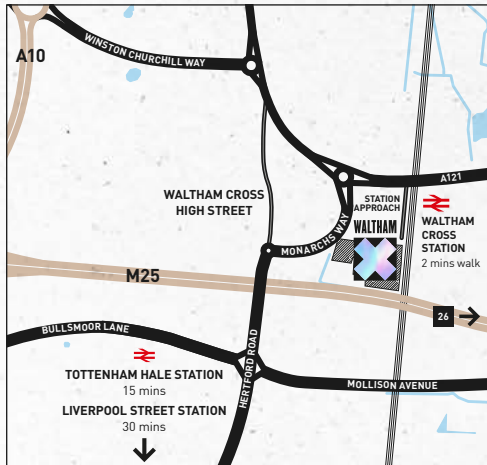
Cycle storage spaces provided



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

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

Find us on

 what3words

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TERMS

Available on new full repairing and insuring leases. Please contact the joint sole agents for further details.

DEVELOPMENT BY



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