



**Max 50**

Theobalds Business Park, Cheshunt, Waltham Cross, EN8

**A brand new build 50,000 sqft detached industrial warehouse facility on 3.55 acres at Junction 25 of the M25 - North London/Enfield**

**50,000 sq ft**  
(4,645.15 sq m)

- 12m eaves
- 3.55 acre secure site
- Adjacent Sunset Studios/Google
- Immediate J25 M25 access
- Full B1/2/28 uses

## Summary

<b>Available Size</b>	50,000 sq ft
<b>Business Rates</b>	tba
<b>Service Charge</b>	tba
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	tba
<b>EPC Rating</b>	Upon Enquiry

## Description

Max 50 will comprise a newly constructed, high specification detached B1/2/8 industrial warehouse & logistics mid box unit totaling circa 50,000 sqft GIA on a site extending to 3.55 acres.

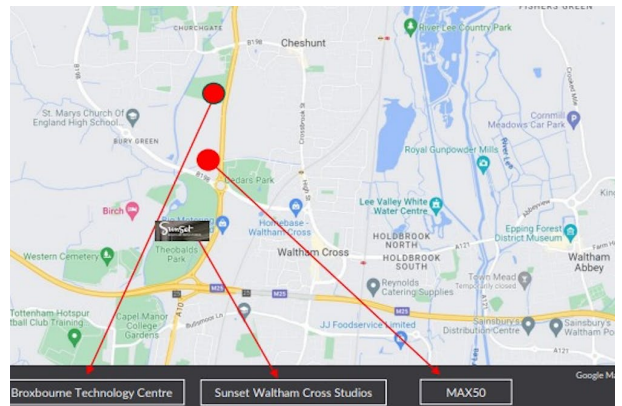
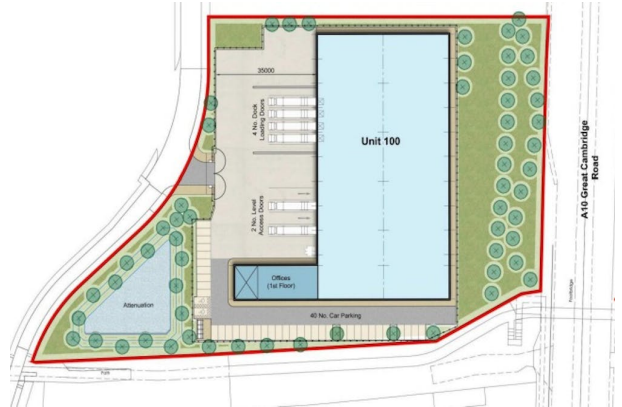
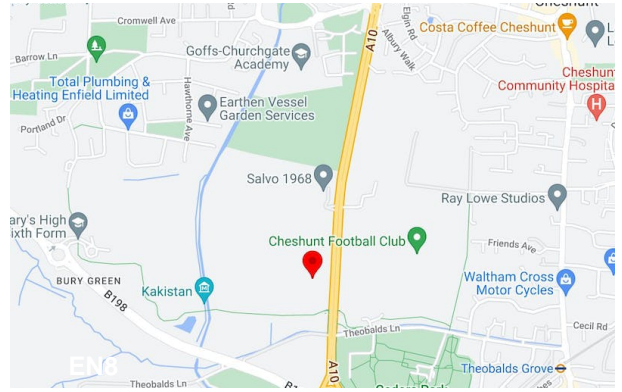
## Location

M25 2 mins  
A1 14 mins  
J6a M1 18 mins  
J6 M11 10 mins  
Felixstowe Port 89 mins  
Southampton Port 110 mins  
DP World London Gateway Port 41 mins  
Ellesmere Port 213 mins  
Heathrow 47 mins  
Luton 34 mins  
City 34 mins  
Gatwick 69 mins

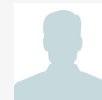
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - The whole	50,000	4,645.15	Available
<b>Total</b>	<b>50,000</b>	<b>4,645.15</b>	



## Viewing & Further Information



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