

Four New High Quality Logistics Units from 23,358 – 73,089 sq ft with Swift Access to the M25.

swiftm25.co.uk

Waltham Cross, Beatty Road, EN8 7UD

Available Q4 2023



WRENBRIDGE

Morgan Stanley

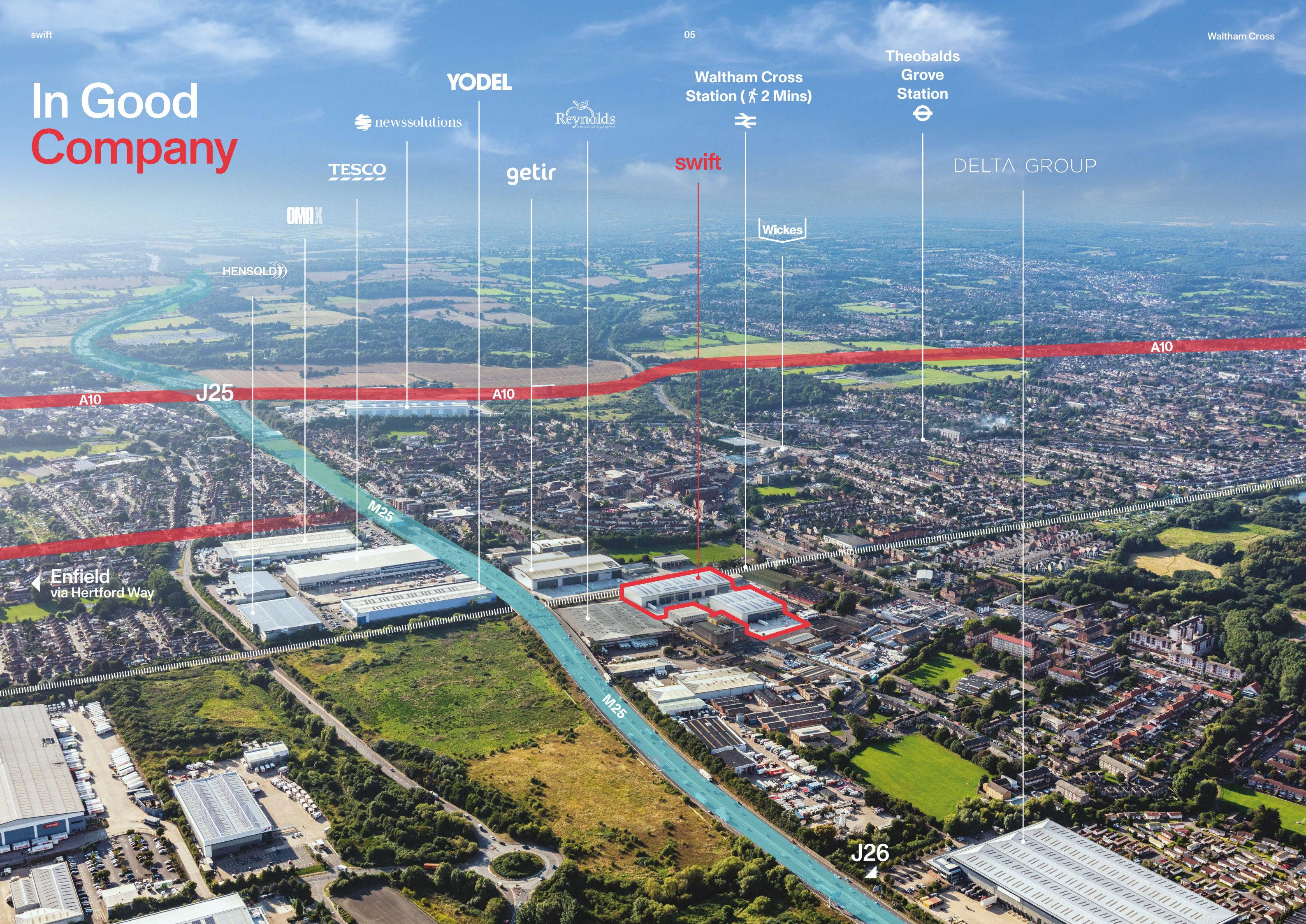
swift

Strategically located adjacent to the M25 with excellent access to both junctions 25 & 26

Two minutes' walk from Waltham Cross station enables direct and frequent access to Central London. Waltham Cross High Street offers a wealth of amenities within easy reach of the site.



In Good Company



YODEL

Waltham Cross
Station (2 Mins)

Theobalds
Grove
Station

newssolutions

Reynolds

TESCO

getir

swift

DELTA GROUP

OMAX

HENSOLDT

Wickes

A10

A10

J25

A10

M25

M25

J26

Enfield
via Hertford Way

Built to the highest levels of sustainability

Swift will be constructed to the highest levels of sustainability and offers an industry leading specification.



Water saving and leak detection



LED lighting



EPC A+



Water heating



Heating and cooling



LED dimming systems



32 EV charging points



8 E-Bike charging points

Unit	Annual Generation Kwh	Peak Energy Generation	Estimated Annual Saving
Unit 1	169,574	250 Kva	£42,394
Unit 2	83,899	125 Kva	£20,975
Unit 3	74,914	110 Kva	£18,729
Unit 4	83,888	125 Kva	£20,972

This power generation is additional to the main power capacity.



Built to Accommodate

Gross External Area

Unit 1

Area	Sq Ft	Sq M	Car Parking	59
Warehouse	39,160	3,638.1	Dock Doors	3
FF Office	5,069	470.9	Level Access Doors	1
Mezzanine	3,845	357.2	Yard Depth	40m
Total	48,074	4,466.2	Eaves Height	12m
			Power	1.35MVA

Unit 2

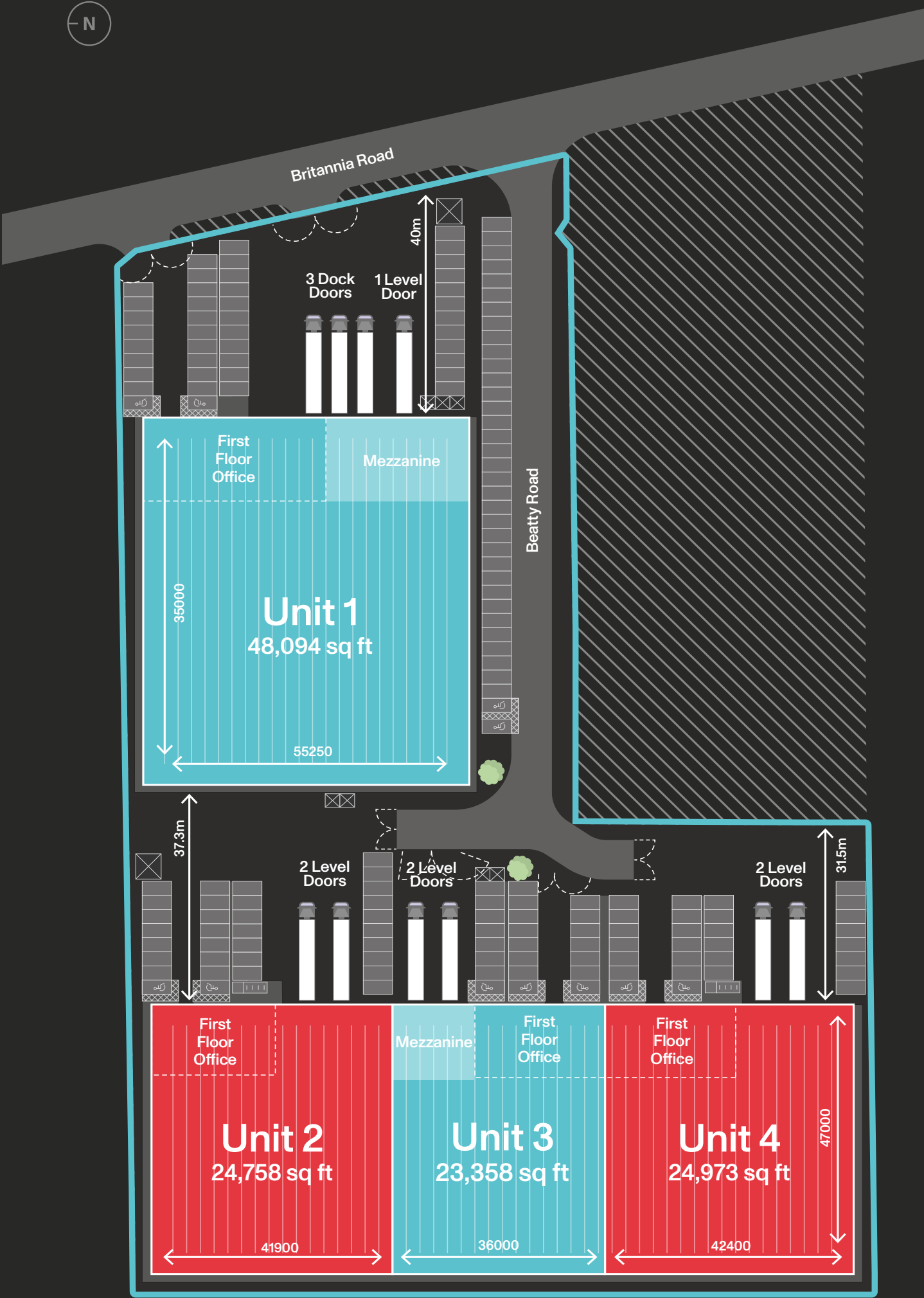
Area	Sq Ft	Sq M	Car Parking	33
Warehouse	21,890	2,033.6	Dock Doors	-
FF Office	2,962	275.2	Level Access Doors	2
Total	24,852	2,308.8	Yard Depth	37.3m
			Eaves Height	12m
			Power	160kVA

Unit 3

Area	Sq Ft	Sq M	Car Parking	22
Warehouse	18,672	1,734.7	Dock Doors	-
FF Office	2,886	268.1	Level Access Doors	2
Mezzanine	1,995	185.3	Yard Depth	27m
Total	23,553	2,188.1	Eaves Height	12m
			Power	145kVA

Unit 4

Area	Sq Ft	Sq M	Car Parking	28
Warehouse	21,976	2,041.6	Dock Doors	-
FF Office	2,880	267.6	Level Access Doors	2
Total	24,856	2,309.2	Yard Depth	31.5m
			Eaves Height	12m
			Power	170kVA



Up to 40m yard



EV charging



Fully fitted offices



Secure yards



Level access loading doors



Target BREEAM 'Excellent'



Excellent access to M25



Dock level loading doors



PV Panels



Target EPC 'A+'



12m Clear Internal height



Generous car parking

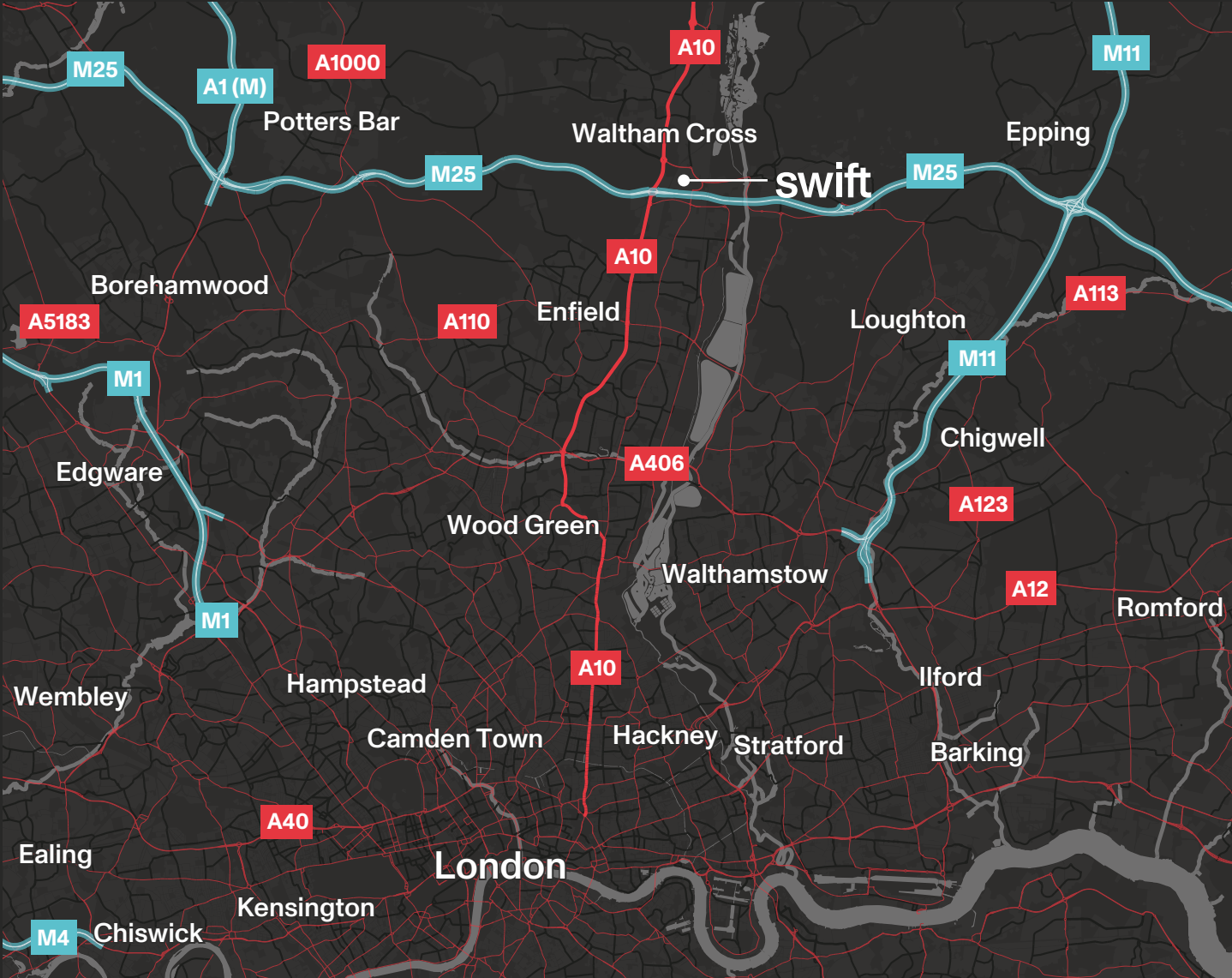
Built to Connect

Prime location with proximity to J25 and J26 of the M25.

Swift is ideally located with access to a vast transport network, thanks to its close proximity with junctions 25&26 of the M25. This quick access into London allows for prime distribution with a large work force and consumer base within easy reach.

Waltham Cross, Beatty Road, EN8 7UD

WHAT 3 WORDS /// DESIRE.STORE.APPEAR



Key Destinations	miles		mins	Motorways	miles		mins	Train Stations	mins	Airports	miles		mins
Enfield	2.5		8	M25 J25	2		6	Tottenham Hale	14	City Airport	20		35
London City	15.4		45	M25 J26	3.4		15	Liverpool Street	25	Stansted	24		32
Park Royal	18		49	M11 J27	7		12	Oxford Street	44	Luton	31		38
Stratford	20		30	A1 J1	10		14	Ports	miles	mins	Heathrow	35	50
Oxford Street	25		50	M1	18		21		29	40			
								Port of Tilbury	30	42			
								Port of Dover	83.8	95			

**AVISON
YOUNG**

Chris Proctor

chris.proctor@avisonyoung.com
+44 (0) 7798 690 234

Saffron Harding

saffron.harding@avisonyoung.com
+44 (0) 7786 419 663

Sam Vyas

sam.vyas@avisonyoung.com
+44 (0) 7962 362 708

■ **HOLLIS
HOCKLEY**

Nick Hardie

nick.hardie@hollishockley.co.uk
+44 (0) 7732 473 357

William Merrett-Clarke

william.merrett-clarke@hollishockley.co.uk
+44 (0) 7774 269 443



Steve Williams

swilliams@adroitrealestate.co.uk
+44 (0) 7860 708 665

Mark Gill

mgill@adroitrealestate.co.uk
+44 (0) 7702 895 010

Lloyd Spencer

lspencer@adroitrealestate.co.uk
+44 (0) 7768 480 937

swiftm25.co.uk

A Development by:



WRENBRIDGE

Morgan Stanley

Misrepresentation Act: Avison Young, Adroit Real Estate Advisors and Hollis Hockley on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst Avison Young, Adroit Real Estate Advisors and Hollis Hockley uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. Avison Young, Adroit Real Estate Advisors and Hollis Hockley as such cannot be held responsible for any loss or damage including 3. without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. November 2023. Design by CORMACK - cormackadvertising.com