

SOUTH MIMMS



# UNCOMPROMISED


An Outstanding 122,820 sq ft industrial/logistics development

**TO LET** ON SITE MARCH 2026 | AVAILABLE Q1 2027

SOUTH MIMMS EN6 3ND  
**A1(M) M25 J23 INTERSECTION**

A Development by

RAILPEN

 Wrenbridge

**[southmimmsx.co.uk](https://southmimmsx.co.uk)**

# AN UNCOMPROMISED DEVELOPMENT

South Mimms X is an uncompromised industrial and logistics development positioned on the edge of the ULEZ zone and adjacent to the A1(M) and M25 intersection. South Mimms X offers an unrivalled location and a market-leading specification to set new benchmarks in operational logistics.



Located on the  
A1(M) and M25  
intersection



Located 14.5 miles  
from central London



Net zero carbon  
development



Target BREEAM  
outstanding



Target EPC A+



2.5MVA power



J23 M25

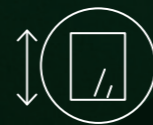
# EXTRA SPECIFICATION



Heat pump heating  
and cooling



Dedicated  
amenity space



Full height glazing to  
office space



Showers, lockers and  
changing facilities



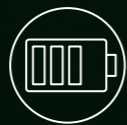
40 cycle spaces



Grade-A office  
specification



Newly created  
on-site orchard



Minimum  
20% active EV parking,  
with 80% passive



Air tight building  
envelope suitable for  
chill facility



2 Euro dock doors



Large secure  
gated yard



68m yard depth



Passenger lift



Solar PV panels



50kN floor loading



LED lighting with  
PIR system



# DESIGNED FOR EXCELLENCE

Comprising 122,820 sq ft, South Mimms X is a state-of-the-art logistics/industrial facility that has been designed to the highest specification for operational efficiency.

68M  
YARD DEPTH

15M  
CLEAR INTERNAL  
HEIGHT

18  
ACTIVE EV  
SPACES

13  
DOCK LOADING  
DOORS

2  
EURO DOCK  
DOORS

2  
LEVEL ACCESS  
DOORS

98  
CAR PARKING  
SPACES

ACCOMMODATION	SQ M	SQ FT
GROUND FLOOR	10,243	110,258
FIRST FLOOR OFFICE	1,167	12,562
TOTAL	11,410	122,820

M25



# MAXIMISE CAPACITY AT SOUTH MIMMS X

[DOWNLOAD  
RACKING LAYOUT](#)

Maximum  
pallet spaces  
49,898\*

Clear internal height  
15m

Cubic capacity  
139,256m<sup>3</sup>

\*The storage solution considered is a VNA racking system with 1.7m wide aisles storing euro-pallets of the following dimensions: Full Pallet: L=1200mm, W=800mm, H=1000mm / Part Pallet: L=1200mm W=800mm, H=700mm

# UNLEASH THE POWER OF A FULLY ELECTRIC FLEET

A future proofed development that allows  
occupiers to electrify their fleet

**2.5MVA**

reserve from the grid

up to  
**360kVA**

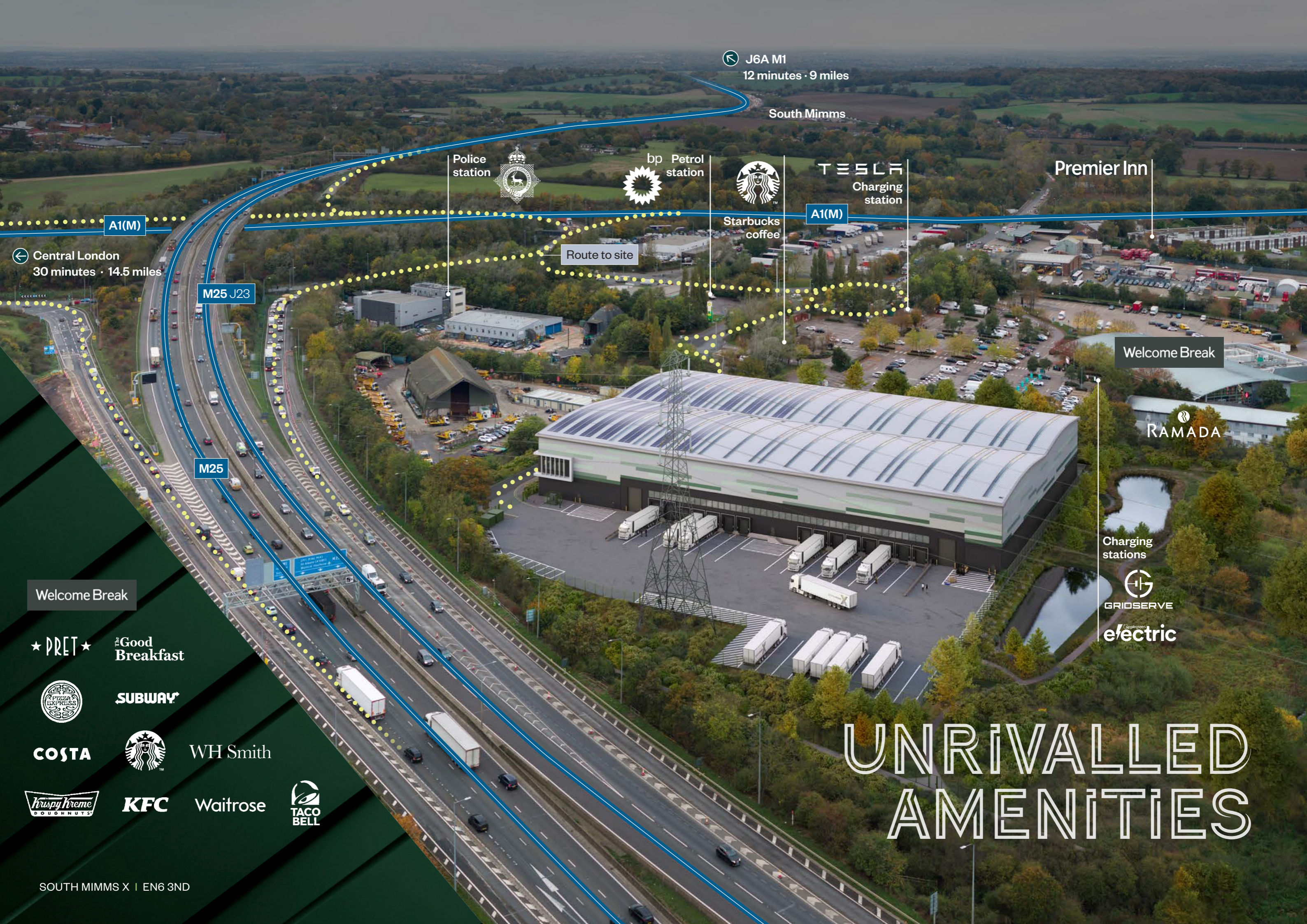
additional power supply  
from PV array

**£101,310**

PV array can  
save up to  
per annum \*

**90  
minutes**

Possible to reach the  
entire Greater London  
area within  
ideal for an EV fleet



J6A M1  
12 minutes · 9 miles

South Mimms

Police station



bp Petrol station



Starbucks coffee

TESLA  
Charging station

Premier Inn

Welcome Break

RAMADA

Charging stations

GRIDSERVE  
e<sup>electric</sup>

Welcome Break

★ PRET ★  
The Good Breakfast  
PIZZA EXPRESS  
SUBWAY  
COSTA  
Starbucks  
WH Smith  
Krispy Kreme  
KFC  
Waitrose  
TACO BELL

UNRIVALLED  
AMENITIES

On the A1(M) and M25 intersection, offering unrivalled access to central London and the UK motorway network, South Mimms X is the best placed logistics site on the M25.

There are just under 13 million people living within a 90 minute drive of the site making South Mimms X the place to be for your business.

CENTRAL LONDON

# X MARKS THE SPOT



Within 90 minutes of  
**5.2m**  
households

Adjacent to  
**A1(M) & M25**

**14.5 miles**  
from central London

Route to site

M25 J23

A1(M)

A1(M)

M25

# ROOM TO BREATHE

Set within an attractive landscaped environment, South Mimms X gives your employees spaces to relax and recharge enabling them, and your business, to flourish.



**Attractive landscaped environment**



**30% biodiversity net gain**



**On site bee and bird boxes**



**On site urban orchard**



**2.5 acres of landscaped amenity including wildlife ponds and nature trails**

# POSITIONED TO EXCEL

Location	Drive times in minutes	Miles
A1 (M)	7	0.7
A406	16	9
M1 J8	16	11
M40	24	23
A1	32	25
M25 J6a	60	61
St Albans	16	7
Staples Corner	18	9
Hemel Hempstead	20	13
Watford	20	13
Park Royal	28	14
Central London	30	14.5

WHAT3WORDS/// BLAST.TIGHT.DEVICE  
SOUTH MIMMS X | EN6 3ND

Situated on the A1(M) and M25 intersection offering unrivalled access to central London with a round trip to Staples Corner possible in under 40 minutes.



RAILPEN



Wrenbridge

Railpen is responsible for over £34bn in assets on behalf of more than 350,000 members, providing market-leading investment services for several schemes, including the Railways Pension Scheme, one of the UK's largest, most established, and intricate funds. Of this £34bn currently over £2.4bn is invested in real estate assets. Our new developments focus on state-of-the-art, sustainable, high quality buildings that help to improve communities and boost local economies.

Wrenbridge are an award winning, market leading developer, operating in the UK for 30 years, and have a current portfolio Gross Development Value of £1.5 billion across 26 live projects with 4 million sq ft within the existing development pipeline.

# A RECIPE FOR SUCCESS



Hugh Walton  
hugh.walton@savills.com  
07807 999 777

Bridget Outtrim  
bouttrim@savills.com  
07788 188 870



Sam Vyas  
sam.vyas@avisonyoung.com  
07962 362 708



Steve Williams  
swilliams@adroitrealestate.co.uk  
07860 708 665

Lloyd Spencer  
lspencer@adroitrealestate.co.uk  
07768 480 937

RAILPEN



Wrenbridge

**southmimmsx.co.uk**

Conditions under which particulars are issued: Savills, Avison Young & Adroit for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Savills, Avison Young & Adroit has any authority to make or give any representation or warranty whatever in relation to this property. VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. All measurements shown are indicative GEA (gross external area). J0184481125 tasseldesign.co.uk