



P4

PRINCE HOUSE

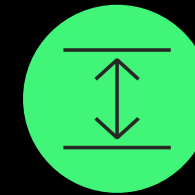
M25 | WALTHAM CROSS | EN8 7LX



**NEWLY DEVELOPED
13,777 SQ FT WAREHOUSE
WITH VIEWS FROM THE M25
AVAILABLE NOW**



**FIRST &
SECOND FLOOR
OFFICES**



**EAVES HEIGHT
11.34M**



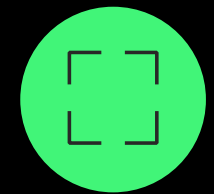
**ELECTRIC
ROLLER
SHUTTER DOOR**



**BREEAM
'EXCELLENT'
CERTIFICATION**



**9 CAR PARKING
SPACES (INC. 2
EV SPACES)**



**SITE AREA
0.5 ACRES**



DESCRIPTION

A newly developed, detached and prominent industrial and logistics warehouse extending to 13,777 sq ft and developed to a high specification, to include 11.34M eaves.

The warehouse occupies a 0.5 acre site and provides a reinforced concrete floor, an electric roller shutter door leading to an undercroft within the warehouse, a ground floor lobby area with first and second floor offices and there is a passenger lift servicing ground to second floors.

The offices are fitted to Cat A, with WCs on ground (predominantly for warehouse use), first and second floors as well as tea-points being fitted on each floor.

The external areas provide 9 car parking spaces and a loading / unloading area capable of acting as an ample external storage area.

ESG has been at the centre of the unit's construction with solar PV panels and EV charging points being fitted and a target BREEAM certification of 'Excellent'.

LOCATION

The property is well located in an established industrial area within a 2-minute walk of Waltham Cross Railway Station and prominently positioned with visibility from the M25.

The unit is well-served by local amenities along Waltham Cross High Street as well as retail parks and supermarkets located nearby in Waltham Abbey.

The unit is accessed from Station Road, which connects to the A10 within a 3-minute drive or the M25 within a 5-minute drive.

ACCOMMODATION

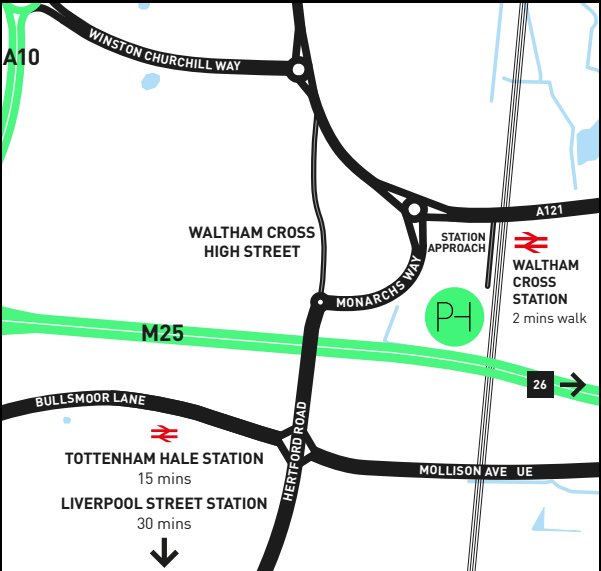
The property has a Gross External Area (GEA) and accommodation comprising of:

	SQ FT	SQ M
Warehouse	11,287	1,048
1st Floor Office	1,245	116
2nd Floor Office	1,245	116
TOTAL	13,777	1,280

CONNECTIVITY

Waltham Cross is very well located via both the M25 motorway and A10 carriageway. The M25 provides a network around the whole of the south east of England.

The unit is within a 30 minute drive of the M1 (via M25), which serves as the principal motorway linking the north and south. The A10 leading north provides a number of road connections to Hertfordshire, Essex and the east of England. The A10 leading south into Central London provides a strategic 'last mile' location, being within a 1-hour drive of the City of London.



ROAD

JUNCTION 25 OF M25
2.1 MILES / 7 MINS

M25 AND M1
OFFERING CONVENIENT
ACCESS INTO CENTRAL
LONDON

AIR

LONDON CITY
13.2 MILES

LONDON HEATHROW
23.5 MILES

RAIL

WALTHAM CROSS STATION
0.3 MILES / 2 MINS WALK

TOTTENHAM HALE STATION
15 MINS

LIVERPOOL STREET
30 MINS



VIEWINGS

Viewings to be arranged via the joint agents.

TERMS

Flexible terms available subject to covenant.
Pricing available on application.

BUSINESS RATES

Upon Enquiry.

EPC

To be supplied following completing.

CONTACTS

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