

WX -192
UNIT 25

EN9 1AS

PRIME INDUSTRIAL LOGISTICS BUILDING WALTHAM CROSS

191,948 SQ FT AVAILABLE TO LET



DIRECTLY ON
THE M25



2 MVA POWER
SUPPLIED

FROM A TO B WITHOUT DELAY

EXCELLENT TRANSPORT LINKS VIA THE M25 (JUNCTION 25) AND A10 PROVIDE QUICK ACCESS TO CENTRAL LONDON, JUST 12 MILES AWAY, AS WELL AS THE WIDER NATIONAL MOTORWAY NETWORK.

WALTHAM CROSS IS HOME TO MULTIPLE HIGH-PROFILE OPERATORS. THE LOCATION OFFERS RAPID ACCESS TO THE UK'S LARGEST CONSUMER MARKET AND SEAMLESS CONNECTIVITY TO THE M1, M11, AND A1(M) CORRIDORS.

TESCO

Sainsbury's

GXO

amazon

JOHN LEWIS

YODEL

EVRI

CENTRAL LONDON - 59 MINS

AMAZON

EVRI

ENFIELD LOCK

JOHN LEWIS

TURKEY STREET

YODEL

A10

WALTHAM CROSS

GXO

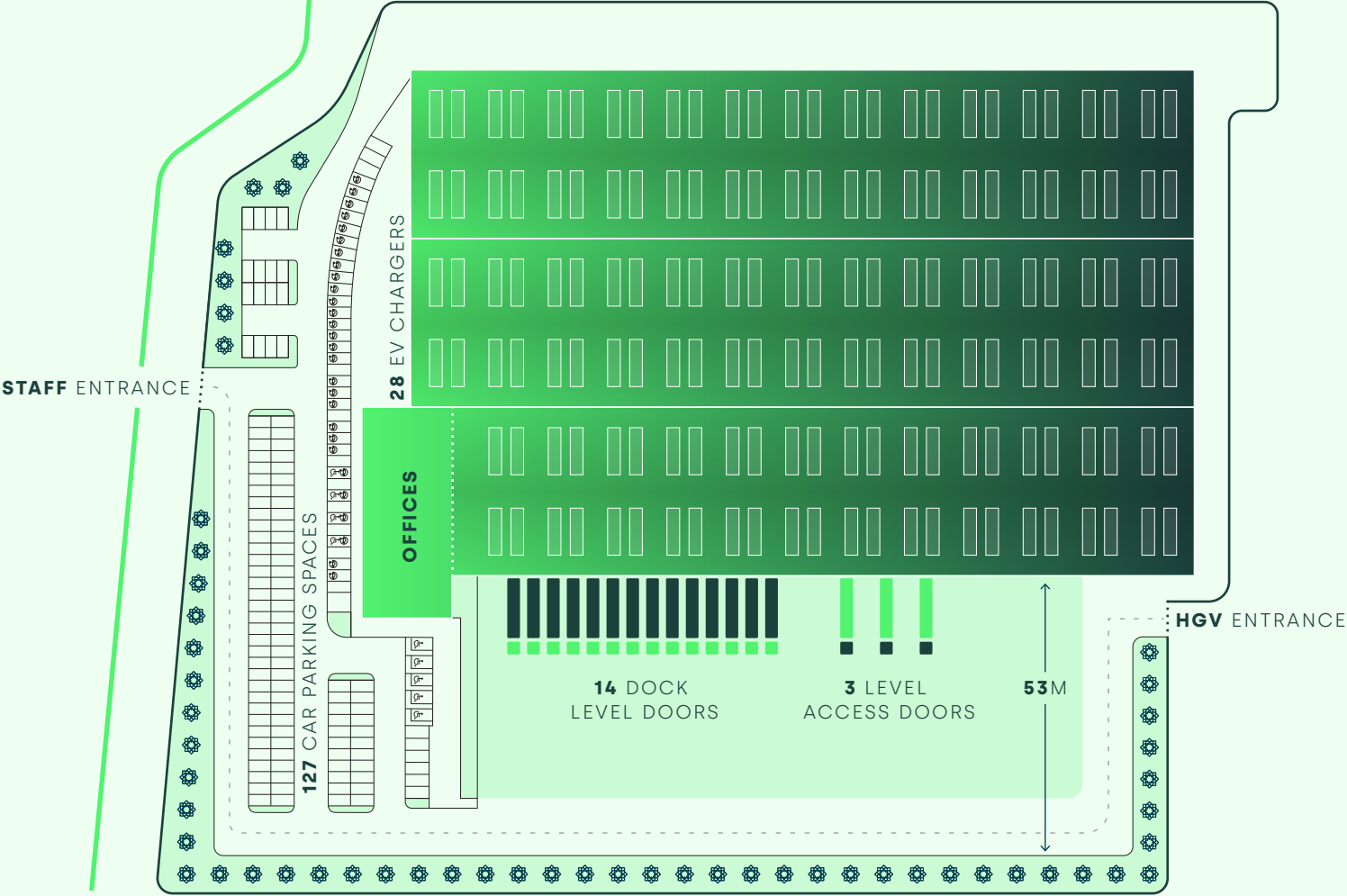
M25

SAINSBURY'S

TESCO



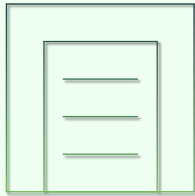
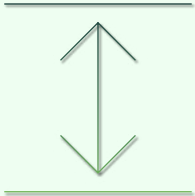
HIGH PERFORMANCE



15M EAVES HEIGHT

14 DOCK & 3 LEVEL ACCESS DOORS

50KN/M2 FLOOR LOADING



WX-192 PROVIDES 191,947 SQ FT OF HIGH QUALITY WAREHOUSE SPACE, WHICH IS TARGETED TO ACHIEVE A BREEAM 'VERY GOOD' RATING AND EPC 'A' RATING.

WAREHOUSE	174,742 SQ FT	16,234 SQ M
FF OFFICES	15,075 SQ FT	1,401 SQ M
SF OFFICES	2,130 SQ FT	198 SQ M
TOTAL (GEA)	191,947 SQ FT	17,833 SQ M



2 MVA POWER SUPPLIED

SECURE YARD AND CAR PARK

127 CAR PARKING SPACES



FORWARD THINKING

THIS IS A NEXT-GENERATION FACILITY DESIGNED NOT ONLY FOR OPERATIONAL EXCELLENCE BUT ALSO WITH A STRONG EMPHASIS ON ENVIRONMENTAL SUSTAINABILITY AND INTEGRATION WITH THE LOCAL COMMUNITY, CREATING A PLACE THAT DELIVERS LASTING VALUE ON EVERY LEVEL.

28 EV CHARGING
SPACES

LED
LIGHTING

10% ROOF
LIGHTS

OUTDOOR
AMENITIES AREA

LANDSCAPED
ENVIRONMENT

NEWLY
REFURBISHED



SOLAR PHOTOVOLTAICS

ESTIMATED ENERGY COST SAVINGS FROM THE PV 169KWP SYSTEM INSTALLED - **£40,560PA**
ADDITIONAL PV CAN BE INSTALLED SUBJECT TO AGREEMENT



BREEAM

TARGETED TO ACHIEVE A BREEAM 'VERY GOOD' RATING



EPC RATING

EPC IS RATED 'A'



OVER 5 MILLION PEOPLE WITHIN 45MINS

STRONG LOCAL LABOUR POOL AND EXCELLENT STAFF AMENITIES. THE NEARBY LEE VALLEY WHITE WATER CENTRE IS NOT ONLY A LEGACY LONDON 2012 VENUE, BUT A TRANSFORMATIVE DESTINATION FOR STAFF

WELLBEING. WALTHAM CROSS IS ALSO SET TO BENEFIT FROM CROSSRAIL 2, FUTURE-PROOFING CONNECTIVITY BY DOUBLING TRAIN FREQUENCY AND ENHANCING ACCESS ACROSS THE REGION.



CROSSRAIL 2 WILL DOUBLE TRAIN FREQUENCY AT WALTHAM CROSS, CUT JOURNEY TIMES, ADD STEP-FREE ACCESS, & SUPPORT LOCAL REGENERATION



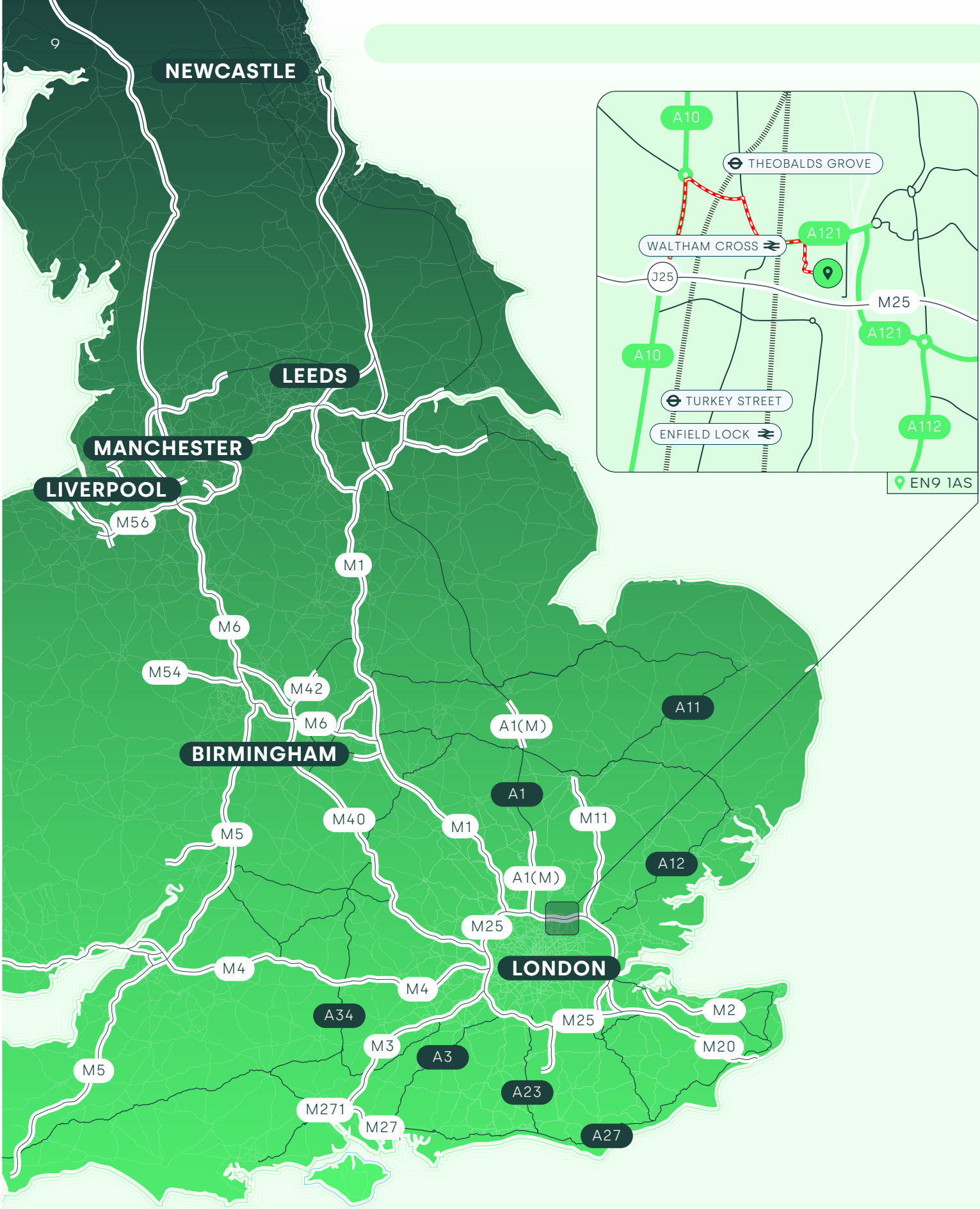
2,966 PEOPLE IN THE LOCAL AREA WORK WITHIN **TRANSPORT AND STORAGE**



130,353 PEOPLE LIVE WITHIN A 10-MIN DRIVE OF THE SITE AND OVER **FIVE MILLION PEOPLE LIVE WITHIN A 45-MINUTE**



OVER **75% OF THE GB POPULATION** IS REACHABLE **WITHIN A 4.5-HOUR HGV DRIVE**, FOR QUICK NATIONAL DISTRIBUTION COVERAGE



PORT	AIRPORTS	ROAD
LONDON GATEWAY - 30 MILES	LONDON CITY - 23 MILES	M25 J25 - 2.5 MILES
TILBURY - 31 MILES	STANSTED - 25 MILES	A406 - 7 MILES
	HEATHROW - 42 MILES	CITY OF LONDON - 25 MILES



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