

UNIT D3 WALTHAM X

**HIGH SPECIFICATION WAREHOUSE AVAILABLE TO LET
WALTHAM CROSS, EN8 7LX**

8,752 sq ft (813 sq m)

WALTHAM



AVAILABLE NOW
+
AVAILABLE NOW
+

WELCOME TO WALTHAM X

A NEW STRATEGIC HUB FOR BUSINESS

Waltham X is home to six high-specification industrial / warehouse units, offering modern, flexible floor space in a prime North London location, close to the M25.

Unit D3 is now available, offering best-in-class design that is powered by sustainable technology, tailor made to provide an efficient working environment.

The building offers excellent volume, with a minimum clear height of 8m and a yard depth of over 14 meters. On site car parking includes an electric vehicle charging point, 8 dedicated car parking spaces and the electrically operated loading door allows for easy access and provides robust security.



KEY FEATURES



M25 proximity
& visibility



Accessed via both the A10
& directly from Enfield
(via Hertford Road)



High
specification



Two minute walk
to Waltham Cross
Train Station



Local amenities: Waltham
Cross High Street &
Pavilions Shopping Centre



EPC
A Rating

IN GOOD COMPANY:



Iceland



XPOLogistics

JOHN LEWIS
& PARTNERS



YODEL

SPACE TO CREATE

UNIT D3: FLOOR AREAS

The approximate Gross External Area

GEA	sq ft	sq m
Warehouse Accommodation	6,812	633
Office Accommodation	1,940	180
Total	8,752	813

Unit Specification

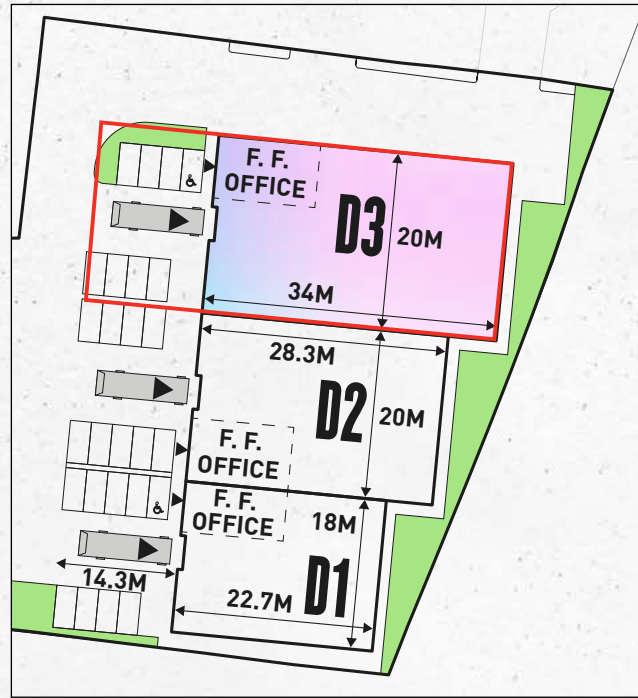
Clear internal height: 8m

Yard depth: 14.3m

1 electrically operated level access loading door

1 electric vehicle charging point

8 car parking spaces



Sustainability Features

PVs to all buildings; future proofed to allow additional installations

Daylight saving control on all office lighting

High efficiency heating and cooling systems to the offices

High efficiency LED lighting to the external areas, ensures minimal light pollution

EVCPs to external parking areas (20% active / 80% passive)

Minimise construction waste

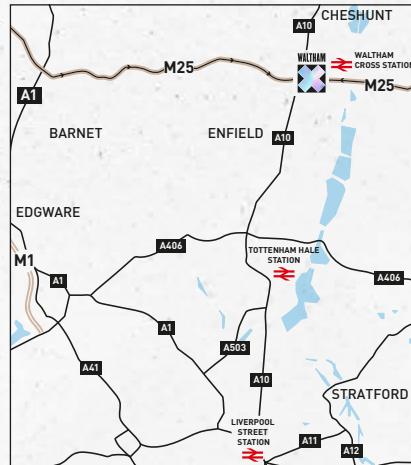
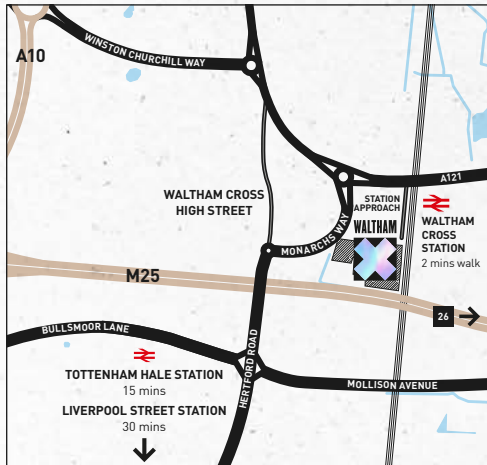
Cycle storage spaces provided



WALTHAM X OFFERS ITS OCCUPIERS FLEXIBLE FLOORSACE TO MAKE THEIR OWN. WITH NEIGHBOURS WHO ARE ALSO THE MOVERS AND MAKERS, WHETHER YOU'RE A LOCAL TRADE COUNTER, LOGISTICS COMPANY OR MICRO-BREWERY, YOU'LL BE IN GOOD COMPANY.

FINDING US

WHERE WELL-DESIGNED PRODUCT
MEETS WELL-CONNECTED LOCATION



BY ROAD

Junction 25 of M25
2.1 miles – 7 mins drive

M25 and M11
Offering convenient
access into
central London

BY RAIL

Waltham Cross Station
0.3 miles – 2 mins walk

Central London
Regular services
in and out

Tottenham Hale Station
15 mins

Liverpool Street Station
30 mins

BY BUS

Waltham Cross
Bus Station
0.5 miles – 9 mins walk

BY AIR

London City Airport
13.2 miles

London Heathrow Airport
23.5 miles

ENQUIRIES

AGENTS

CBRE

Molly Powell
07880 487839
molly.powell@cbre.com

Anna Worboys
07447 928239
anna.worboys@cbre.com

MONTAGU EVANS

Robert Cohu
07341 090165
robert.cohu@montagu-evans.co.uk

William Fennell
07818 538230
will.fennell@montagu-evans.co.uk

Niamh Bell
07920 418012
niamh.bell@montagu-evans.co.uk

AVISON YOUNG

Chris Proctor
07798 690234
chris.proctor@avisonyoung.com

Saffron Harding
07786 419663
saffron.harding@avisonyoung.com

Sam Vyas
07962 362708
sam.vyas@avisonyoung.com

TERMS

Available on new full repairing and
insuring leases. Please contact the
joint sole agents for further details.

DEVELOPMENT BY

WRENBRIDGE

wrenbridge.co.uk

RAILPEN

www.railpen.com

WALTHAMX.CO.UK

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) 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; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. May 2023. Designed by Wordsearch.

Find us on

what3words