

# COMING SOON MAX50!

THEOBALDS BUSINESS PARK, WALTHAM CROSS, EN8  
(FORMALLY PART OF MAXWELL'S FARM)



A reserved matters application is being prepared

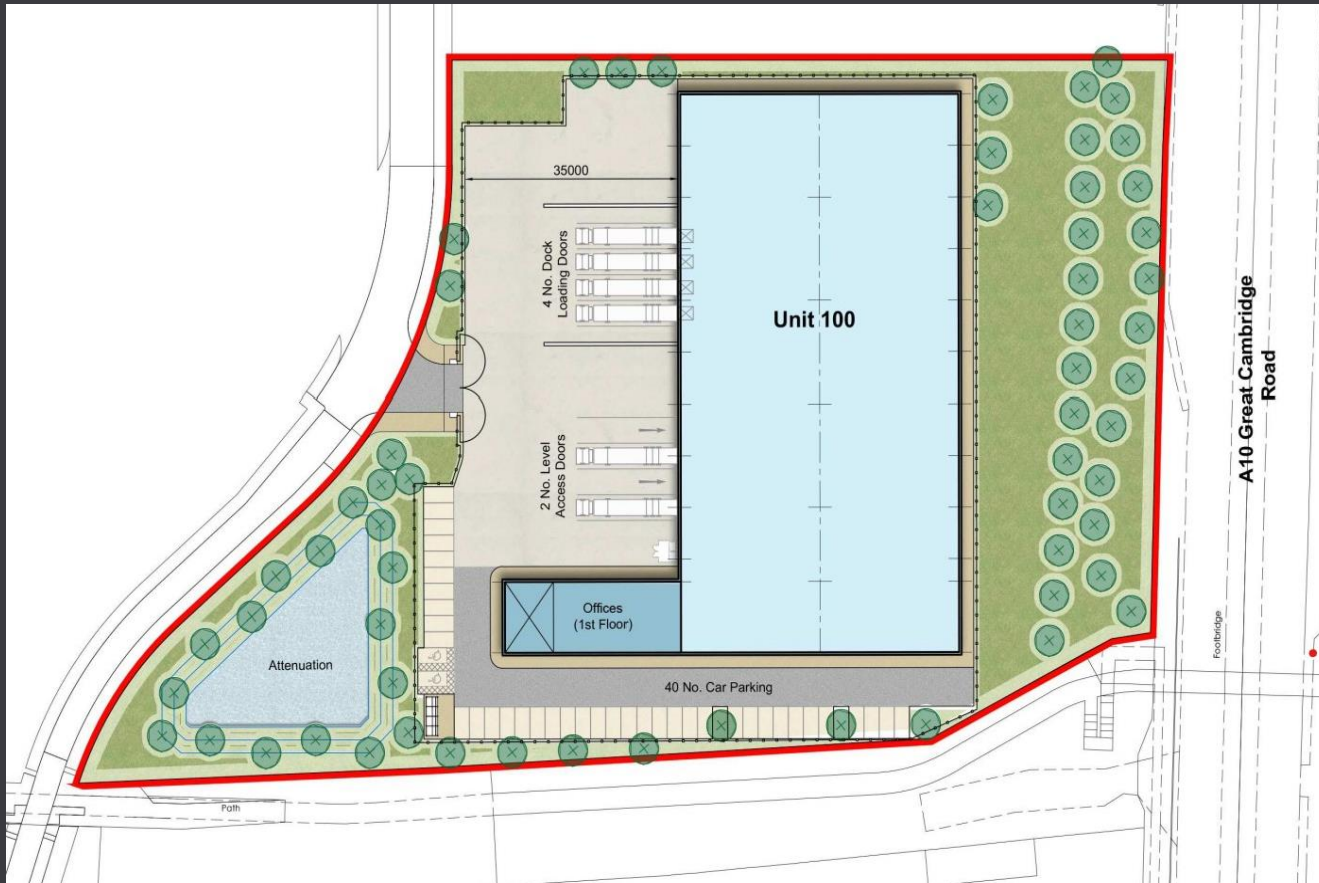
CGI for marketing purposes

## J25 OF THE M25, WALTHAM CROSS

 **Pigeon**  
Investment Management

# MAX50

## PROPOSAL



INDICATIVE SITE LAYOUT

- The development will comprise a newly constructed, high specification mid box unit totaling 49,460 SQ FT GIA of B1, B2 & B8 employment space on a site extending to 3.55 acres.
- The property will be developed to BREEAM excellent.
- 12m eaves height
- HGV access
- Secure yard
- Desirable Industrial and Logistics location
- Located one mile north of Junction 25 of the M25
- Excellent links to the North and South
- The site will be available to let and the landlord may consider a sale
- Estate services are constructed

UNIT 100	
WAREHOUSE	45,133 SQ FT
OFFICE	4,327 SQ FT
TOTAL	49,460 SQ FT

# LOCATION & CONNECTIVITY

- The subject site is situated less than a mile north of Junction 25 of the M25 motorway, which provides unrivalled access to London.
- Travelling east along the M25, the well-established industrial regions of Waltham Cross are gained in 2.5 miles. Waltham Cross is a sought after logistics location, and is home to renowned occupiers such as Ocado, Iceland, John Lewis, Delta Group, Reynolds, Royal Mail, Tesco, XPOLogistics and Yodel.
- The site neighbours Broxbourne Council's new Business and Technology Centre, a proposed 665,000 SQ FT data centre, and the proposed Sunset Waltham Cross Studios.



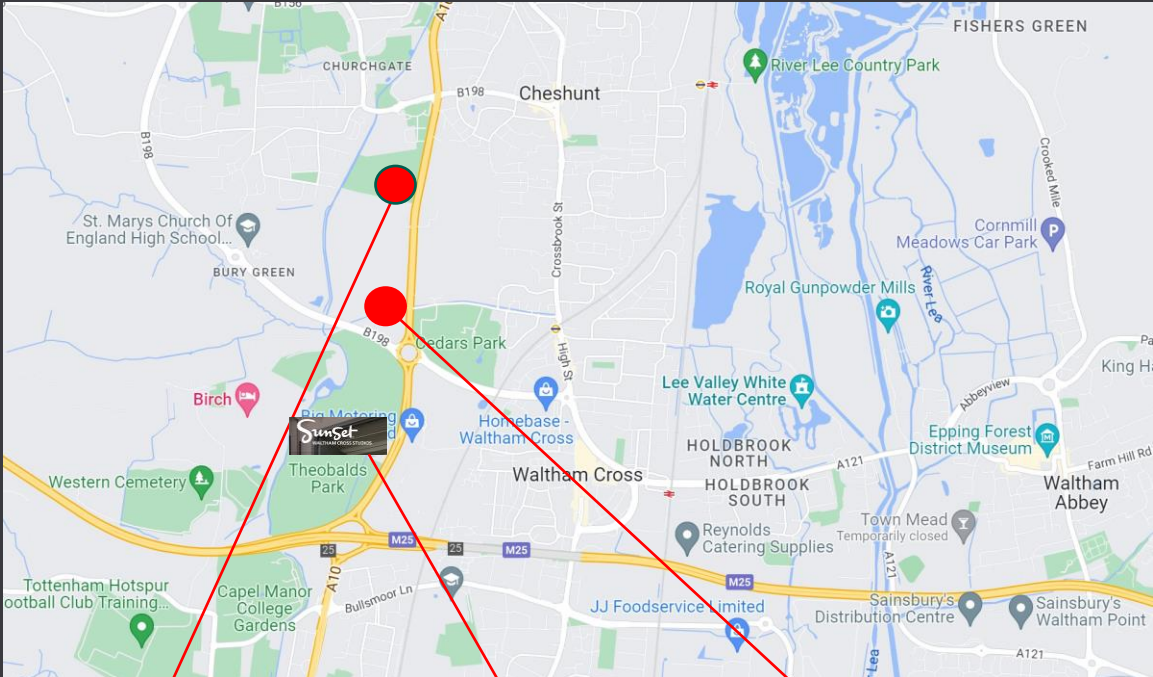
M25	2 mins
A1	14 mins
J6a M1	18 mins
J6 M11	10 mins



Felixstowe Port	89 mins
Southampton Port	110 mins
DP World London Gateway Port	41 mins
Ellesmere Port	213 mins



Heathrow	47 mins
Luton	34 mins
City	34 mins
Gatwick	69 mins



Broxbourne Technology Centre

Sunset Waltham Cross Studios

MAX50

## ALL ENQUIRIES PLEASE CONTACT:



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