

# WALTHAM X UNIT D1 AND D3

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

Up to 14,207 sq ft (1,319 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.

Units D1 and D3 are now available, offering best-in-class design that is powered by sustainable technology, tailor made to provide an efficient working environment.

Both buildings offer 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

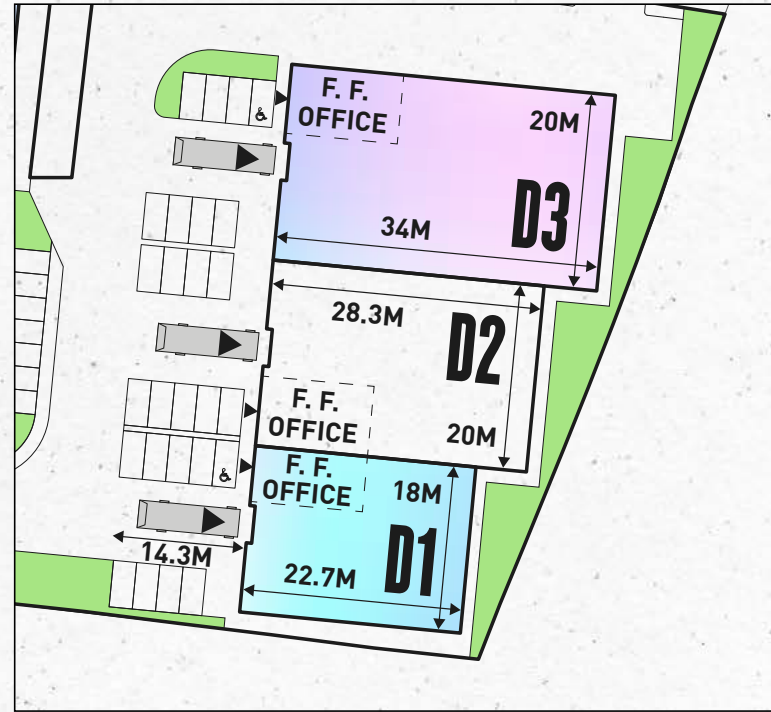
The approximate Gross External Area

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

## UNIT D1: FLOOR AREAS

The approximate Gross External Area

GEA	sq ft	sq m
Warehouse Accommodation	3,857	359
Office Accommodation	1,598	148
<b>Total</b>	<b>5,455</b>	<b>507</b>



### 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 FLOORSPACE 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.

### Unit Specification

Clear internal height: 8m

Yard depth: 14.3m

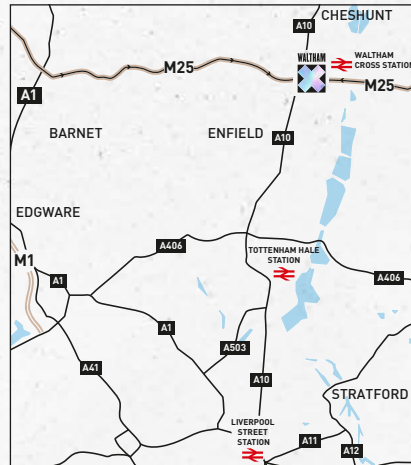
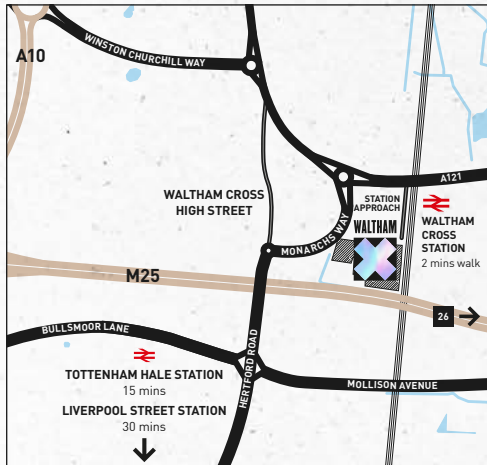
1 electrically operated level access loading door

1 electric vehicle charging point

8 car parking spaces

# 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

Find us on

what3words

# ENQUIRIES

## AGENTS



**Sam Sandell**  
07711 978976  
sam.sandell@jll.com

**James Saxby**  
07801 667692  
james.saxby@jll.com

**Jeffrey Prempeh**  
07395 883209  
jeffrey.prempeh@jll.com



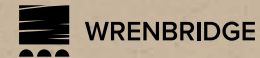
**Peter Higgins**  
07920 054830  
p.higgins@glenny.co.uk

**Ryan Anderson**  
07468 186415  
r.anderson@glenny.co.uk

## TERMS

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

## DEVELOPMENT BY



wrenbridge.co.uk



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. February 2026. Designed by Wordsearch.