Industrial / Warehouse Units

23,325 - 110,925 SQ FT

TO LET

Unit A, B & C Waltham X

Waltham Cross, EN8 7LX

- 10-12m clear internal height
- Dock & level access loading doors
- Ample allocated car parking
- Secure, self-contained yards
- EV charging points
- Up to 42.5m yard depth
- 114 car parking spaces
- Existing fit-out potentially available
- Fast access to M25



Contact Us

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Location

Units A, B & C Waltham X are located in Waltham Cross and benefit from excellent prominence along the M25. The site has fast access to junction 25 of the M25, providing strong connectivity onto major arterial roads including the A10, M11, A1(M) and M1.

The site sits adjacent to Waltham Cross train station providing excellent public transport links into Central London and beyond.

Description

Units A, B & C comprise modern industrial / warehouse units with integrated office accommodation, offering flexible floor space in a prime North London location.

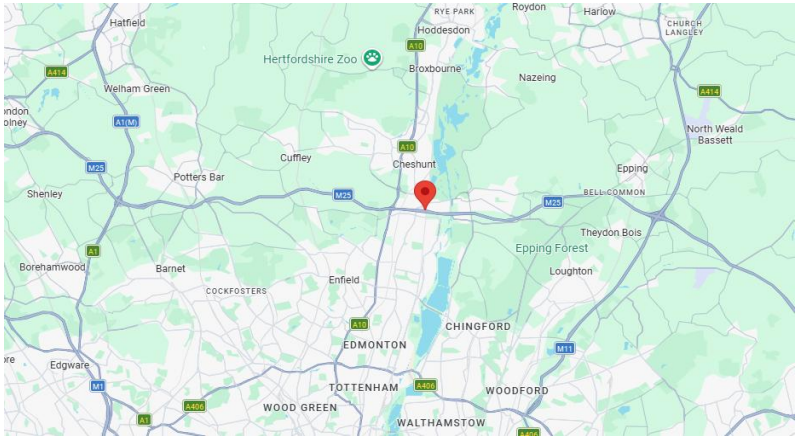
Units A & B benefit from 12m clear internal height. Unit A has 3 level access loading doors and Unit B has 2 docks and 2 level access loading doors. At its max depth, the yard measures 42.5m deep and the two units have 89 car parking spaces. A&B can be taken as a self-contained facility and benefits from a gatehouse to the front of the site.

Unit C benefits from 10m clear internal height, has 2 level loading doors, 36.5m yard depth and 25 car parking spaces.

All units are fitted with racking provisions and Unit A benefits from temperature controlled (chilled & frozen) storage chambers. The existing fit-out may be available to interested parties.

ACCOMMODATION

Areas (GEA)	WAREHOUSE	OFFICE	PLANT	SQ FT
Unit A	33,666	5,065	977	39,708
Unit B	39,917	6,227	1,748	47,892
Unit C	19,460	3,865	-	23,325
Total	**93,043**	**15,157**	**2,725**	**110,925**



Terms

The units are available by way of sub-lease or assignment of the existing leases, expiring September 2031. Alternatively, new leases may be available directly from the Landlord.

Business Rates

Available on request.

Service Charge

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

EPC

A copy of the EPC is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All prices and other costs quoted exclusive of VAT.

Colliers

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Disclaimer
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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.













Red line indicative only

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