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:

DELTA GROUP
EMPOWERING IMAGINATION

Iceland

JOHN LEWIS
& PARTNERS

ocado

Reynolds
more than just a greengrocer

Royal Mail

TESCO

XPOLogistics

YODEL

SPACE TO CREATE

UNIT D3: FLOOR AREAS

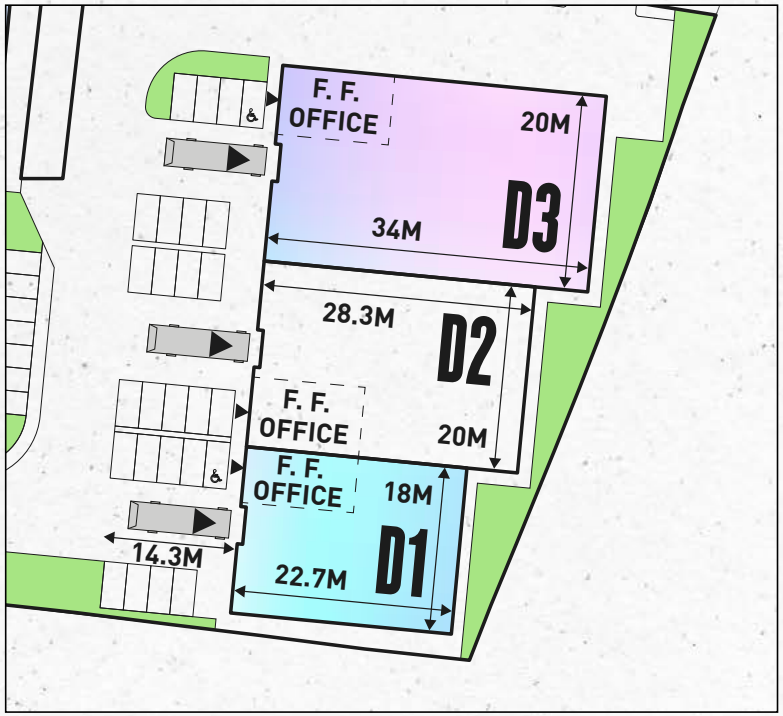
The approximate Gross External Area

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

UNIT D1: FLOOR AREAS

The approximate Gross External Area

GEA	sq ft	sq m
Warehouse Accommodation	3,857	359
Office Accommodation	1,598	148
Total	**5,455**	**507**



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

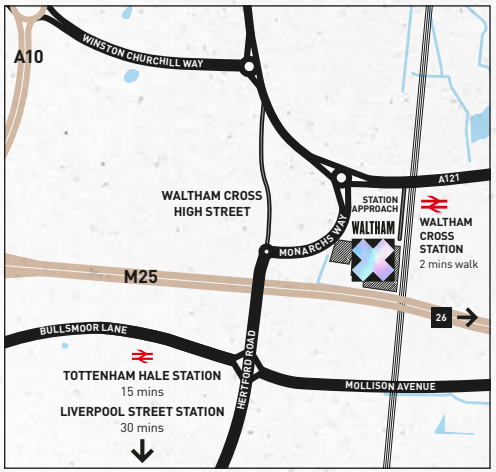


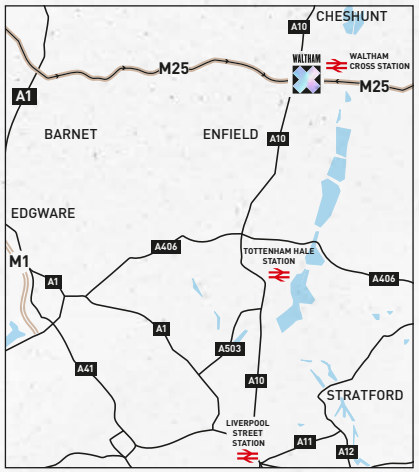
WALTHAM X OFFERS ITS OCCUPIERS FLEXIBLE FLOORSPACE TO MAKE THEIR OWN. WITH NEIGHBOURS WHO ARE ALSO THE MOVERS AND MAKERS, WHETHER YOU'RE A LOCAL TRADE COUNTER, LOGISTICS COMPANY OR MICRO-BREWERY, YOU'LL BE IN GOOD COMPANY.

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

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TERMS

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

DEVELOPMENT BY

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