WALTHAM CROSS • BEATTY ROAD • EN8 7UD

SWIFTM25.CO.UK

# swift

## New High Quality Logistics Unit

Final Unit Remaining

Unit 1 - 49,378 sq ft

1.35MVA POWER CAPACITY

ESTIMATED ANNUAL PV SAVING £42,394

**Available Now**

SWIFT ACCESS TO THE M25/LONDON/A10/RAIL NETWORK



Wrenbridge Morgan Stanley

# A New 49,378 sq ft High-Quality Logistics Facility

Strategically positioned adjacent to the M25, with excellent connectivity to Junctions 25 and 26, Swift offers seamless transport links. The unit is just a two-minute walk from Waltham Cross station, providing staff with direct and frequent access to Central London. Waltham Cross High Street is nearby, offering a wide range of amenities within easy reach.

12m clear internal height

30 Minutes to Central London

6 Minutes Drive to J25, M25

2 Min Walk to Waltham Cross Train Station

1.35 MVA Power

Estimated Annual PV Saving of £42,394



# Built to Accommodate

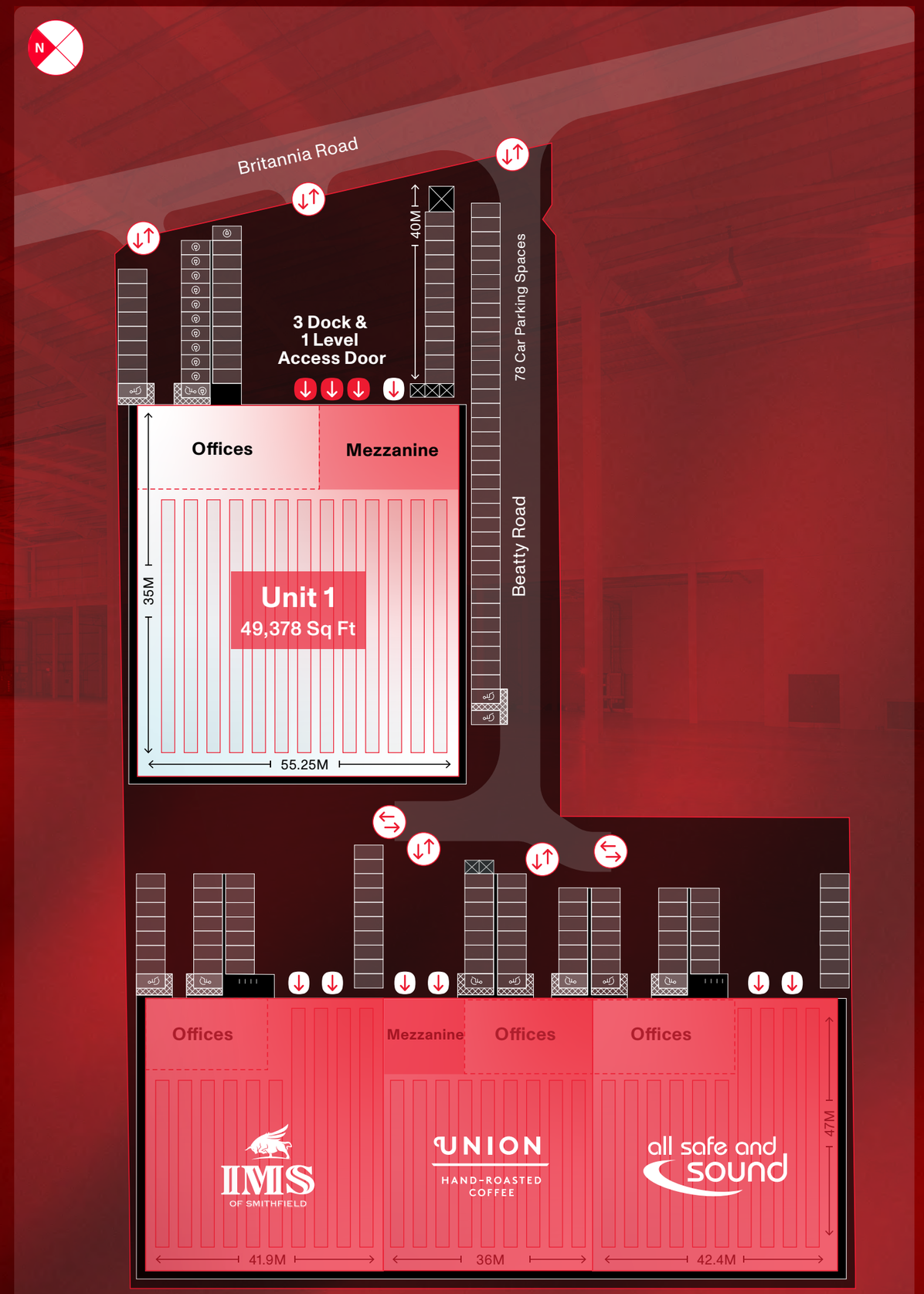
This detached industrial/distribution unit is built to the highest specification, featuring 12m clear internal height, dock and ground-level loading, and a secure service yard. It also includes Grade A office accommodation and a mezzanine above the loading doors, ideal for additional storage or office space.

- 12m clear internal height
- 1 Level access door
- 3 Dock level doors
- 12 EV charging points*
- 1.35 MVA power
- Secure yard
- 40m yard depth
- 78 car parking spaces
- Grade A offices
- 12,150 Pallet Positions (1200mm x 800mm x 1000mm)

*All car parking spaces benefit from ducting to facilitate the future installation of EV chargers, if required.

| Unit 1 | Sq Ft | Sq M |
|---|---|---|
| Warehouse | 37,711 | 3,503.5 |
| Offices | 6,573 | 610.6 |
| Mezzanine | 3,789 | 352.0 |
| Plant Deck | 1,305 | 121.2 |
| **Total** | **49,378** | **4,587.3** |

GROSS EXTERNAL AREA



# Part of a Vibrant Business Community

The area already hosts major operators such as Getir at the nearby Waltham X development, as well as GNS Logistics, Enterprise Logistics & Courier Services and Dincer Logistics, creating a strong logistics ecosystem with established supply chains and services.

Waltham Cross Station is only 2 minutes walk away and provides regular services to London Liverpool Street via Tottenham Hale (Victoria Line). This provides swift access for staff heading to and from Central London.













# Built to the Highest Levels of Sustainability

## How PV Helps You Save

In addition to the main power supply the unit generates approximately 169,574 kWh of energy annually, with a peak output of 250 kVA, delivering an estimated annual saving of £42,394.

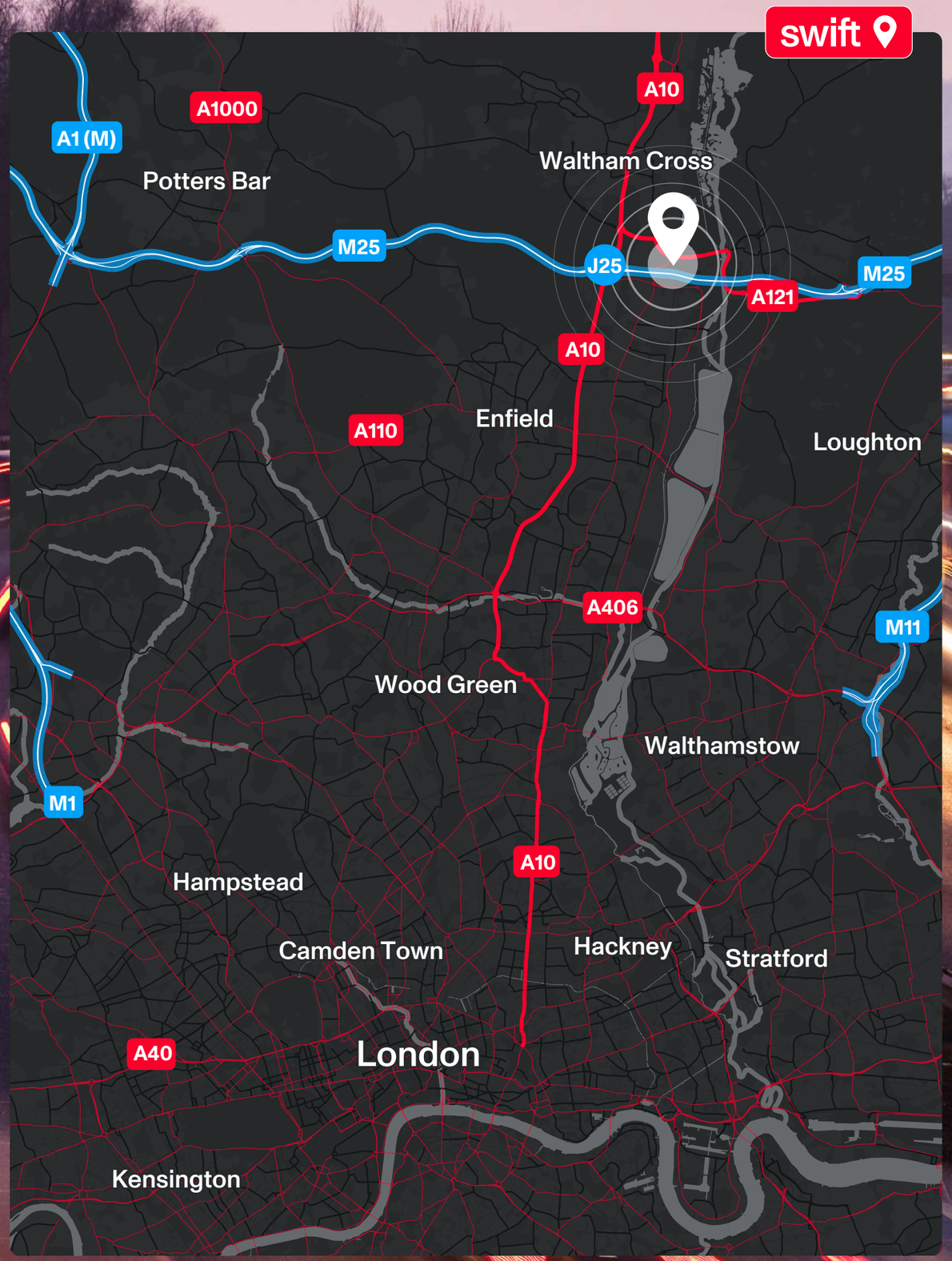
- Water saving & leak detection
- LED dimming lighting
- EPC A+
- Water heating
- Heating and cooling
- Target BREEAM 'Excellent'
- 12 EV charging points
- 8 E-Bike charging points
- Cycle shelters
- Bug hotels

# Built to Connect

Swift is ideally located with access to a vast transport network, thanks to its close proximity with junctions 25 & 26 of the M25. This quick access into London allows for prime distribution with a large workforce and consumer base within easy reach.

| | | |
|---|---|---|
| **Enfield** | 2.5 miles | 8 mins |
| **London City** | 15.4 miles | 45 mins |
| **Park Royal** | 18 miles | 49 mins |
| **Stratford** | 20 miles | 30 mins |
| **Oxford Street** | 25 miles | 50 mins |
| **M25 J25** | 2 miles | 6 mins |
| **M25 J26** | 3.4 miles | 15 mins |
| **M11 J27** | 7 miles | 12 mins |
| **A1 J1** | 10 miles | 14 mins |
| **M1** | 18 miles | 21 mins |

| | | |
|---|---|---|
| **Tottenham Hale** | - | 14 mins |
| **Liverpool Street** | - | 25 mins |
| **Oxford Street** | - | 44 mins |
| **London Gateway** | 29 miles | 40 mins |
| **Port of Tilbury** | 30 miles | 42 mins |
| **Port of Dover** | 83.8 miles | 95 mins |
| **City Airport** | 20 miles | 35 mins |
| **Stansted** | 25 miles | 32 mins |
| **Luton** | 31 miles | 38 mins |
| **Heathrow** | 35 miles | 50 mins |



# A Dynamic Local Population

Waltham Cross benefits from a competitive labour force within a growing local economy, offering businesses access to skilled and motivated talent. The area's expanding residential and commercial base supports sustained economic activity, making it an ideal location for investment and growth.

The area sees a cost-effective workforce in logistics sectors

12% population increase by 2031 within the district of Broxbourne

65.4% of the residents in Waltham Cross are of working age

79.5% of residents in Broxbourne are economically active

13.3% of the local workers are employed in logistics sectors

Salaries for local warehouse jobs is 5.7% less than the London average

SOURCES: *BROXBOURNE.GOV.UK, UK.INDEED.COM, NOMISWEB.CO.UK*

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