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**A NEW DEVELOPMENT OF SIX
INDUSTRIAL / WAREHOUSE UNITS**

Unit sizes from 5,328 sq ft – 84,477 sq ft GEA

EN8 7LX

ARRIVING Q1 2021
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**FOR THE MOVERS
AND THE MAKERS**
WALTHAMX.CO.UK

WALTHAM X

WELCOME TO WALTHAM X

A NEW STRATEGIC HUB FOR BUSINESS



WELCOME

Waltham X will be home to six high-specification industrial/warehouse units, offering modern, flexible floor space in a prime North London location, close to the M25.

The units at Waltham X offer best-in-class design, powered by sustainable technology and are tailor-made to provide an efficient working environment for local occupiers.

With excellent access to the M25 and only a stone's throw from Waltham Cross station, this will regenerate the area and become a new strategic hub for business.

THE OPPORTUNITY:

WALTHAM X IS A NEW LANDMARK DEVELOPMENT OFFERING OCCUPIERS ACCESS TO AN UNRIVALLED TRANSPORT DISTRIBUTION NETWORK AND LOCAL MARKETS. THE DEVELOPMENT IS ADJACENT TO THE M25 AND WALTHAM CROSS TRAIN STATION, WITHIN A TWO MINUTE WALK, PROVIDING DIRECT ACCESS TO CENTRAL LONDON.

Key features:



M25 proximity and visibility



Accessed via both the A10 & directly from Enfield (via Hertford Road)



Two minute walk to Waltham Cross Train Station



High specification



Self contained yards to Units A,B & C



Local amenities: Waltham Cross High Street & Pavilions Shopping Centre

In good company:



Iceland

JOHN LEWIS & PARTNERS



XPOLogistics

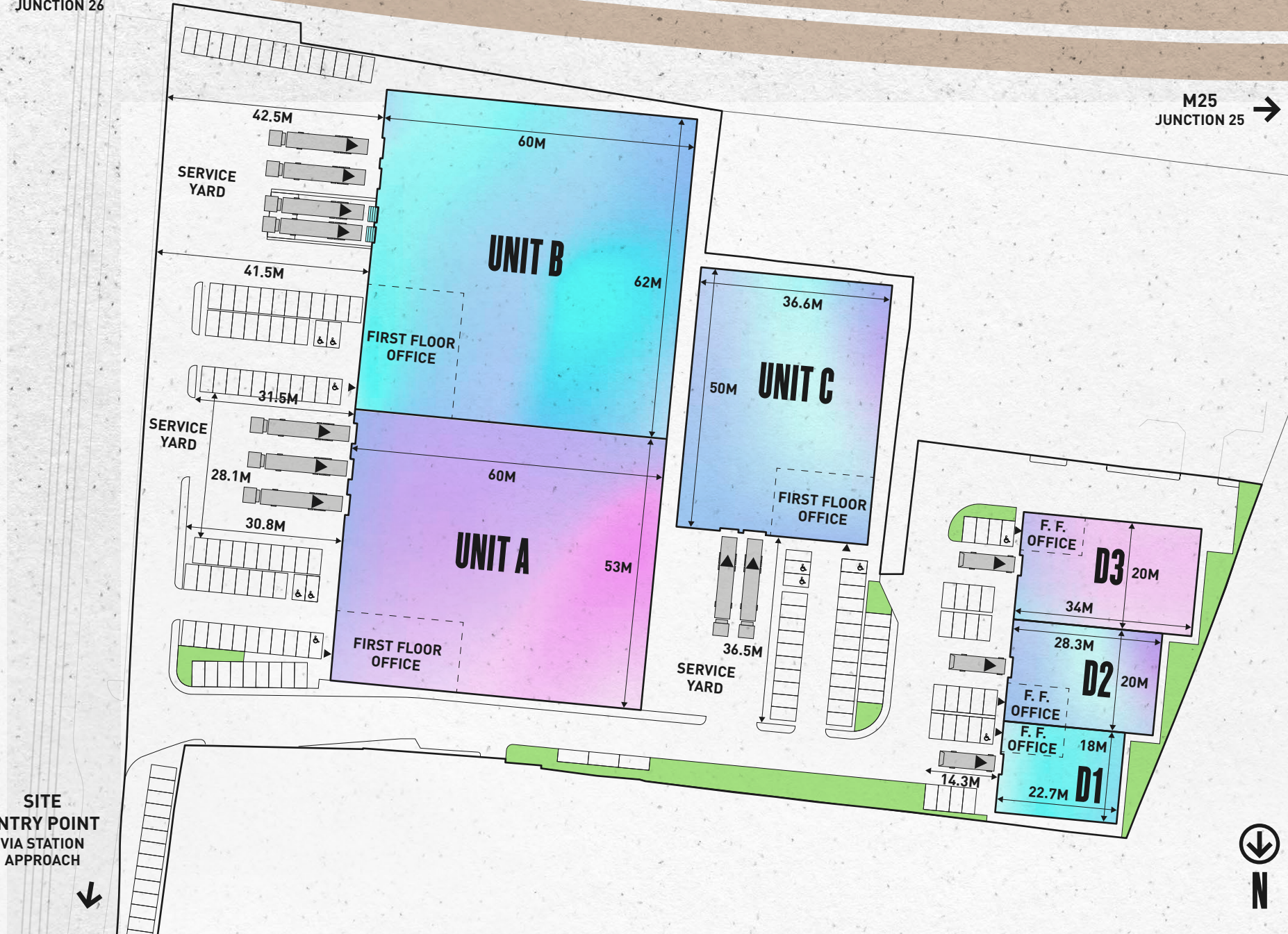
YODEL



SITE PLAN



SITE
ENTRY POINT
VIA STATION
APPROACH



ACCOMMODATION

Unit	Warehouse accommodation (sq ft) GEA	Office accommodation (sq ft) GEA	Total Size (sq ft) GEA	Ground level loading	Dock level loading	8m eaves height	10m eaves height	12m eaves height	Fully fitted offices with comfort cooling	Passenger lift	Number of loading doors	Car parking spaces	Max yard depth
Unit A	34,801 sq ft	3,638 sq ft	38,489 sq ft	●				●	●	●	3	41	31.5 m
Unit B	41,086 sq ft	4,952 sq ft	46,038 sq ft	●	●			●	●	●	4*	48	42.5m
Unit C	20,506 sq ft	2,691 sq ft	23,197 sq ft	●			●		●	●	2	25	36.5m
Unit D1	4,575 sq ft	753 sq ft	5,328 sq ft	●		●			●		1	8	14.3 m
Unit D2	6,297 sq ft	915 sq ft	7,212 sq ft	●		●			●		1	9	14.3 m
Unit D3	7,804 sq ft	936 sq ft	8,740 sq ft	●		●			●		1	8	14.3 m

*Includes two dock level loading doors

FUNCTIONALITY, CONNECTIVITY, LOCALITY



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

DESIGN AND FINISHES

The units at Waltham X are designed to provide market-leading employment accommodation, with a modern aesthetic and high-quality material palette. The combination of a curved roof with profiled, flat metal cladding creates a practical and contemporary external appearance. The high-grade internal specification provides modern and efficient open warehouse space supported by ancillary office accommodation. High levels of glazing to the entrance cores and office accommodation will ensure these spaces provide a welcoming first impression to visitors and a light and airy environment for employees.

SUSTAINABILITY



CGI of Units A and B

KEY FEATURES



Highly insulated buildings with reduced air permeability



PVs to all buildings. Flexible roof structure allows for future expansion



Daylight saving control on all office lighting



High efficiency heating and cooling systems to the offices



Rooflights based on 15% of the warehouse footprint



Energy efficient lifts



Water saving fixtures and fittings



Minimise construction waste



EVCPs to external parking areas (20% active / 80% passive)



Cycle storage provision



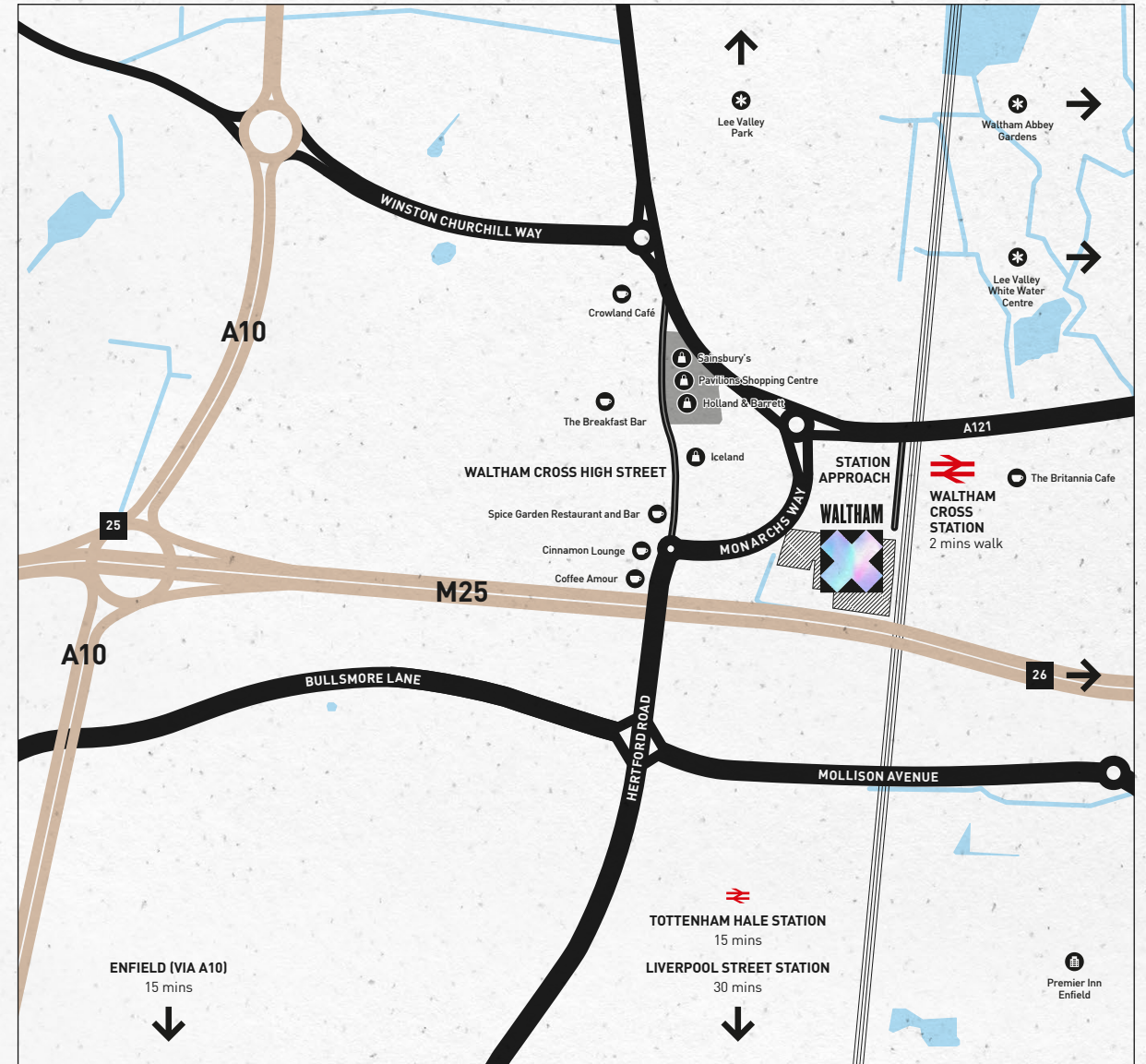
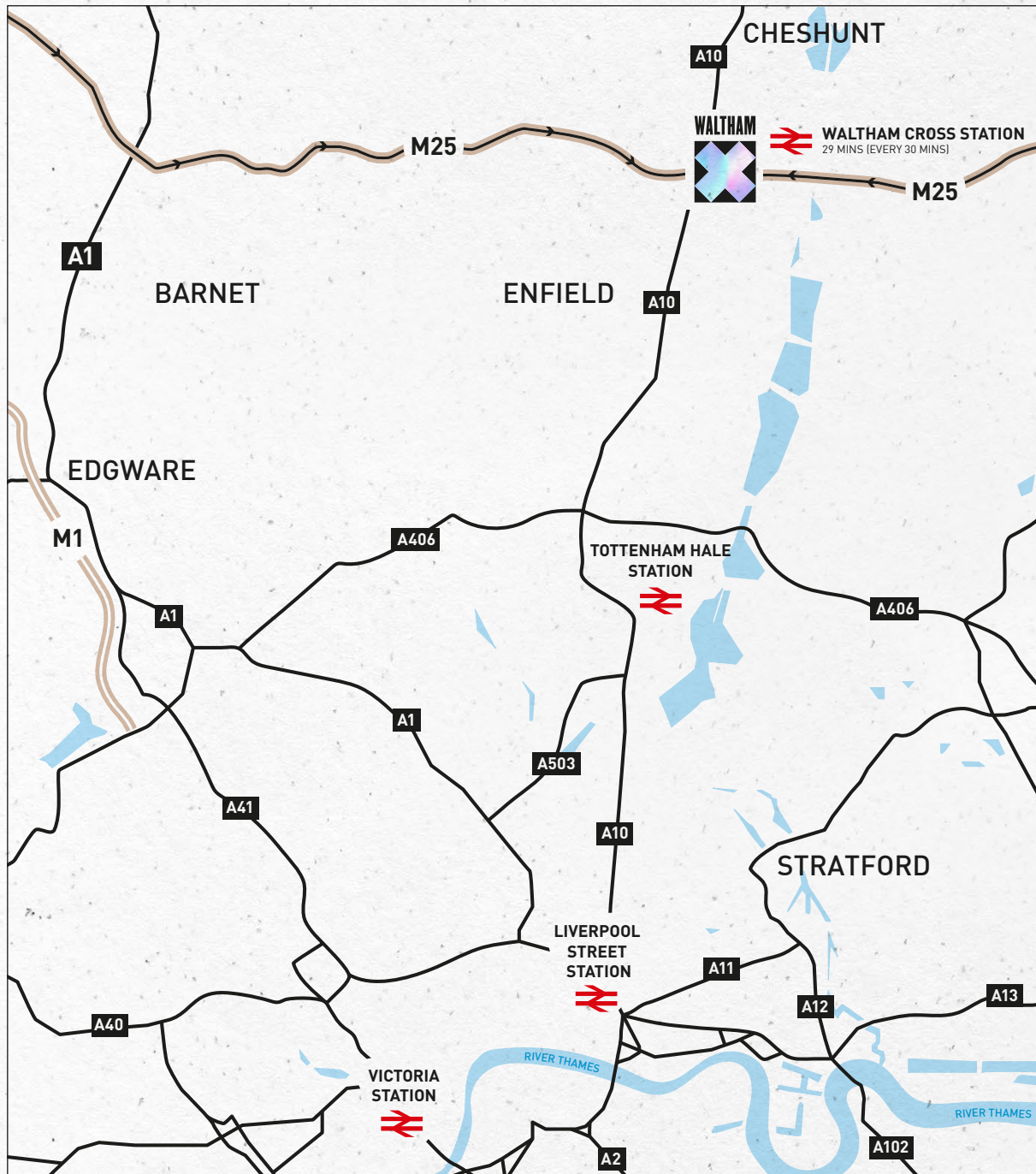
Targeting BREEAM Excellent



EPC target rating – A

FINDING US

EN8 7LX — 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

Stansted Airport
26.2 miles

WALTHAM X

ENQUIRIES

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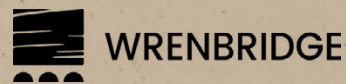
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TERMS

Available on new full repairing and insuring leases. Please contact the joint sole agents for further details. An Energy Performance Certificate will be available upon request after construction has completed.

A DEVELOPMENT BY



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rpmirailpen.co.uk

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