

Four New High Quality Logistics Units from 23,358 – 73,089 sq ft with Swift Access to the M25.

**swiftm25.co.uk**

Waltham Cross, Beatty Road, EN8 7UD

Available Autumn 2023



WRENBRIDGE

Morgan Stanley

**swift**



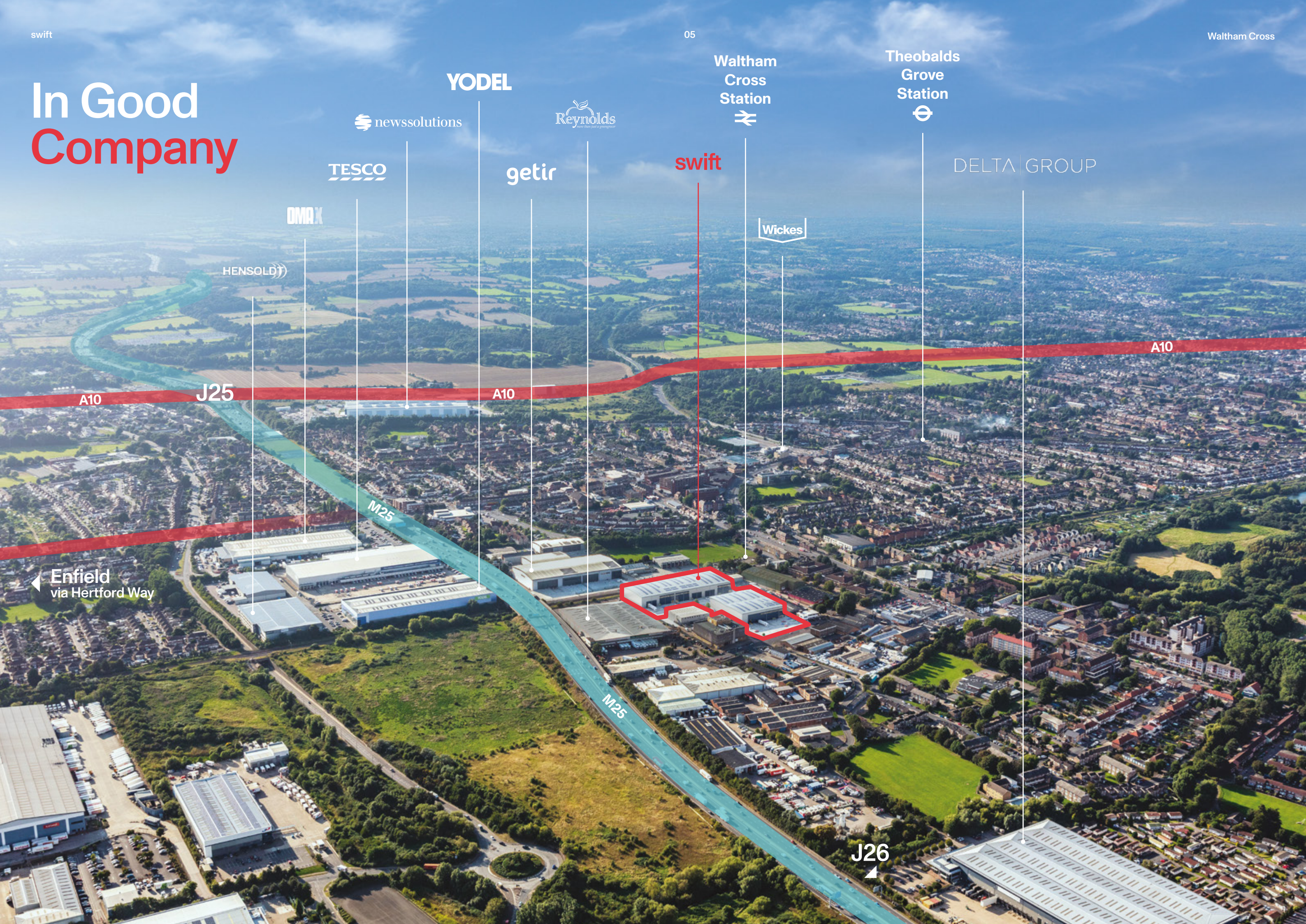
# Strategically located adjacent to the M25 with excellent access to both junctions 25 & 26

Two minutes' walk from Waltham Cross station enables direct and frequent access to Central London. Waltham Cross High Street offers a wealth of amenities within easy reach of the site.





# In Good Company



YODEL

newssolutions

Reynolds

Waltham  
Cross  
Station

Theobalds  
Grove  
Station

TESCO

getir

swift

DELTA GROUP

OMAX

HENSOLDT

Wickes

A10

A10

J25

A10

M25

M25

Enfield  
via Hertford Way

J26



# Built to the highest levels of sustainability

Swift will be constructed to the highest levels of sustainability and offers an industry leading specification.



Water saving



LED lighting



EPC A+



Water heating



Water leak detection



Heating and cooling



LED dimming systems



32 EV charging points



8 E-Bike charging points





# Built to Accommodate

Gross External Area

Unit 1

Area	Sq Ft	Sq M	Car Parking	59
Warehouse	39,182	3,640	Dock Doors	3
FF Office	5,145	478	Level Access Doors	1
Mezzanine	3,767	350	Yard Depth	40m
Total	48,094	4,468	Eaves Height	12m

Unit 2

Area	Sq Ft	Sq M	Car Parking	33
Warehouse	21,808	2,026	Dock Doors	-
FF Office	2,949	274	Level Access Doors	2
Total	24,758	2,300	Yard Depth	37.3m
			Eaves Height	12m

Unit 3

Area	Sq Ft	Sq M	Car Parking	22
Warehouse	18,536	1,722	Dock Doors	-
FF Office	2,906	270	Level Access Doors	2
Mezzanine	1,916	178	Yard Depth	27m
Total	23,358	2,170	Eaves Height	12m

Unit 4

Area	Sq Ft	Sq M	Car Parking	28
Warehouse	22,067	2,050	Dock Doors	-
FF Office	2,906	270	Level Access Doors	2
Total	24,973	2,320	Yard Depth	31.5m
			Eaves Height	12m



Up to 40m yard



EV charging



Fully fitted offices



Gated units



Level access loading doors



BREEAM Excellent



Excellent access to M25



Dock level loading doors



PV Panels



EPC A+



12m Eaves height



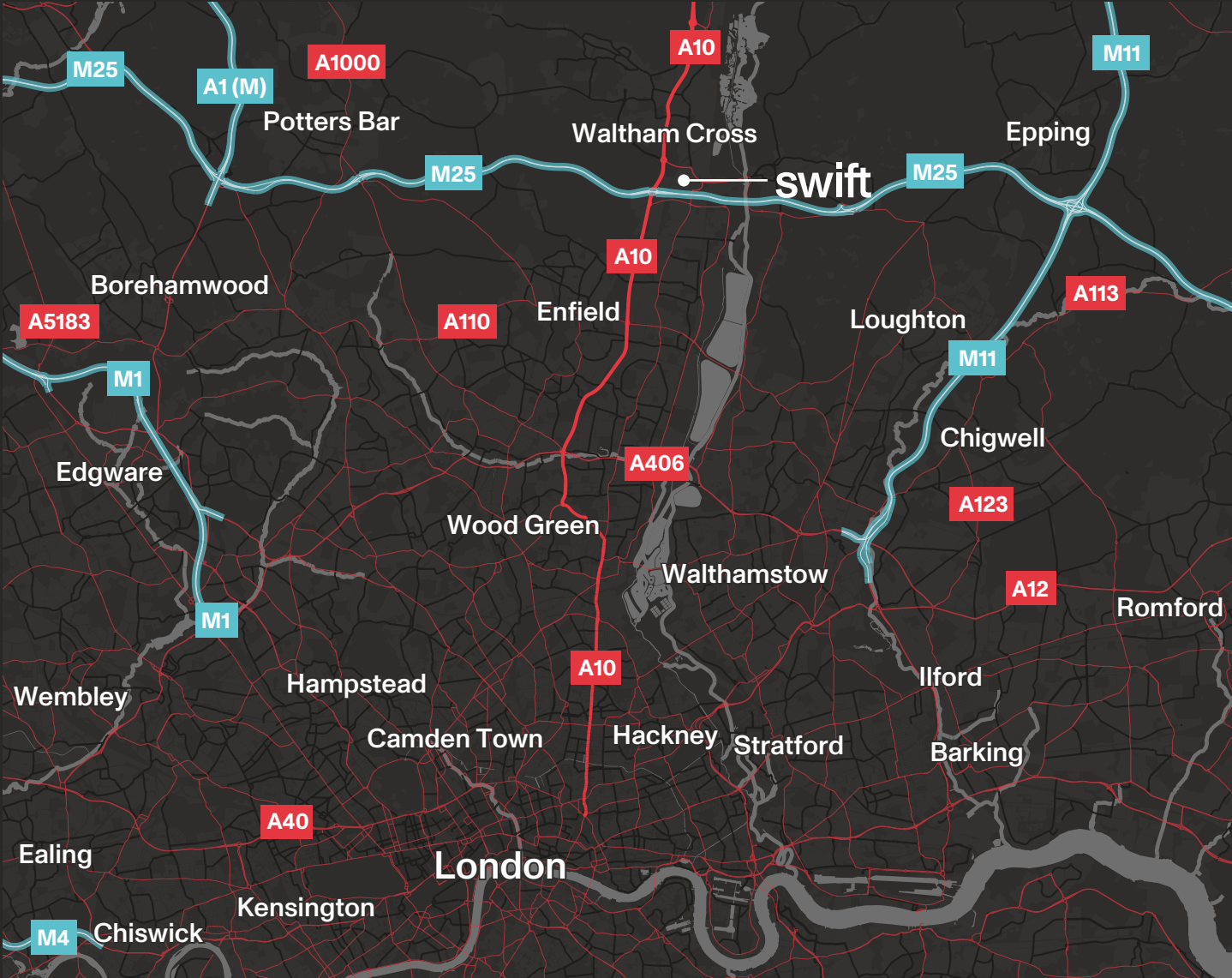
Generous car parking

# Built to Connect

Prime location with proximity to J25 and J26 of the M25.

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 work force and consumer base within easy reach.

Waltham Cross, Beatty Road, EN8 7UD



Key Destinations	miles		mins	Motorways	miles		mins	Train Stations	mins	Airports	miles		mins
Enfield	2.5		8	M25 J25	2		6	Tottenham Hale	14	City Airport	20		35
London City	15.4		45	M25 J26	3.4		15	Liverpool Street	25	Stansted	24		32
Park Royal	18		49	M11 J27	7		12	Oxford Street	44	Luton	31		38
Stratford	20		30	A1 J1	10		14	Ports	miles	mins	Heathrow	35	50
Oxford Street	25		50	M1	18		21		29	40			
								Port of Tilbury	30	42			
								Port of Dover	83.8	95			



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A Development by:



**WRENBRIDGE**

**Morgan Stanley**

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