



Waltham Cross, Beatty Road, EN8 7UD

23,419 – 97,757 Sq Ft

Available Now For
Immediate Occupation

1.8MVA of Power



Wrenbridge Morgan Stanley

swiftm25.co.uk

Strategically Located Adjacent to the M25 with Excellent Access to Both Junctions 25 & 26

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



M25
Prominence



30 minutes to
Central London



6 Min Drive
to J25, M25



2 Minute Walk to
Waltham Cross Train Station



27 Minute Train to
London Liverpool Street



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



In Good Company

HENSOULD

OMAX

TESCO

newssolutions

YODEL

getir

Reynolds

Wickes



Built to the Highest Levels of Sustainability

Swift has been constructed to the highest levels of sustainability and offers an industry leading specification.

The rooftop solar PV systems are designed to generate the following energy, resulting in significant savings to occupiers:

Unit	Annual Generation Kwh	KWp Max Output	Estimated Annual Saving
Unit 1	169,574	226	£42,394
Unit 3	85,327	100	£22,388
Unit 4	76,794	90	£18,729



BREEAM
'Excellent'



EPC 'A+'
Rating



LED
Lighting



LED Dimming
Systems



PV
Panels



32 EV
Charging Points



8 E-Bike Charging
Points (Unit 1)



Cycle
Shelters



Water Saving and
Leak Detection



Water
Heating



Efficient Heating
& Cooling Systems



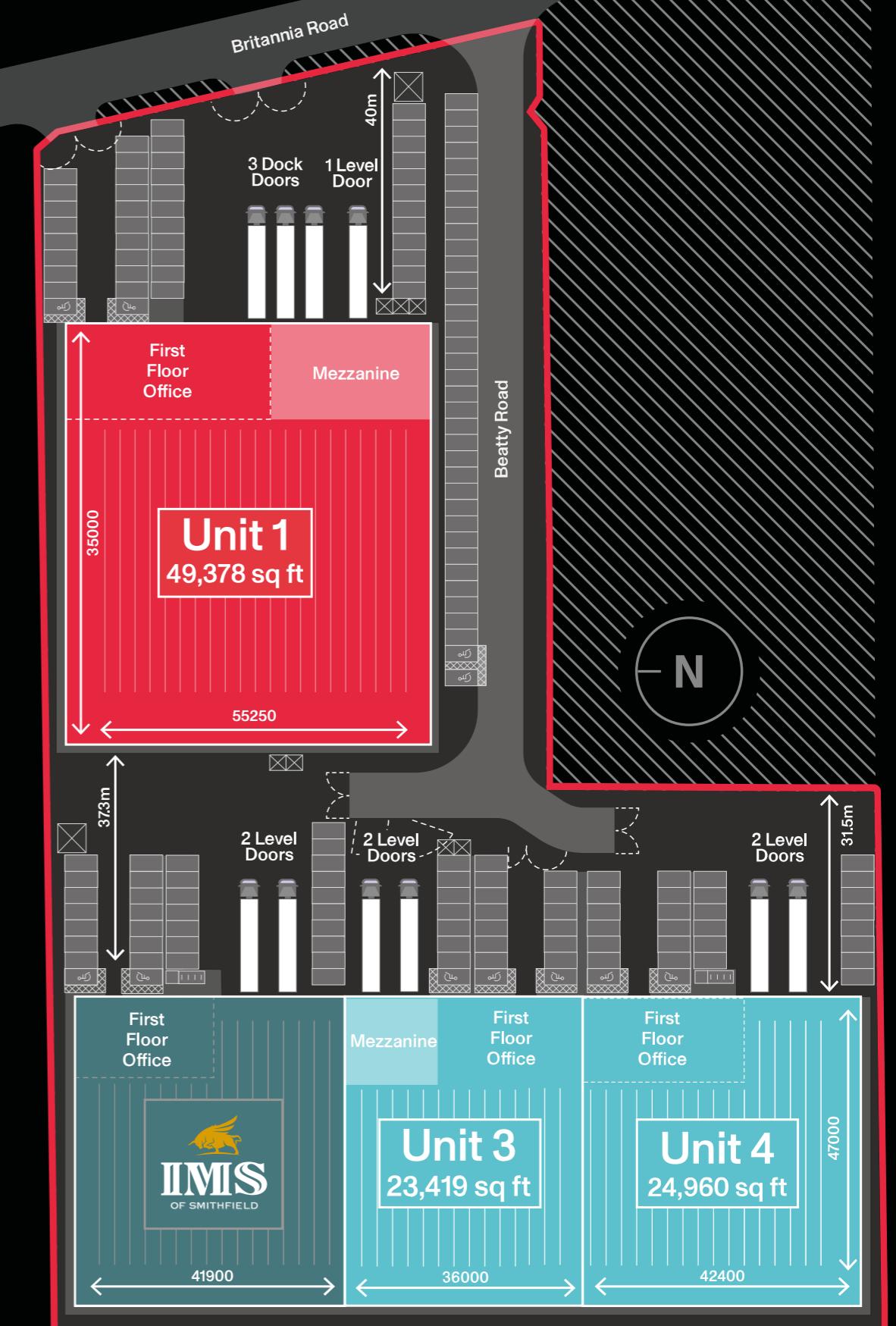
Bug
Hotels



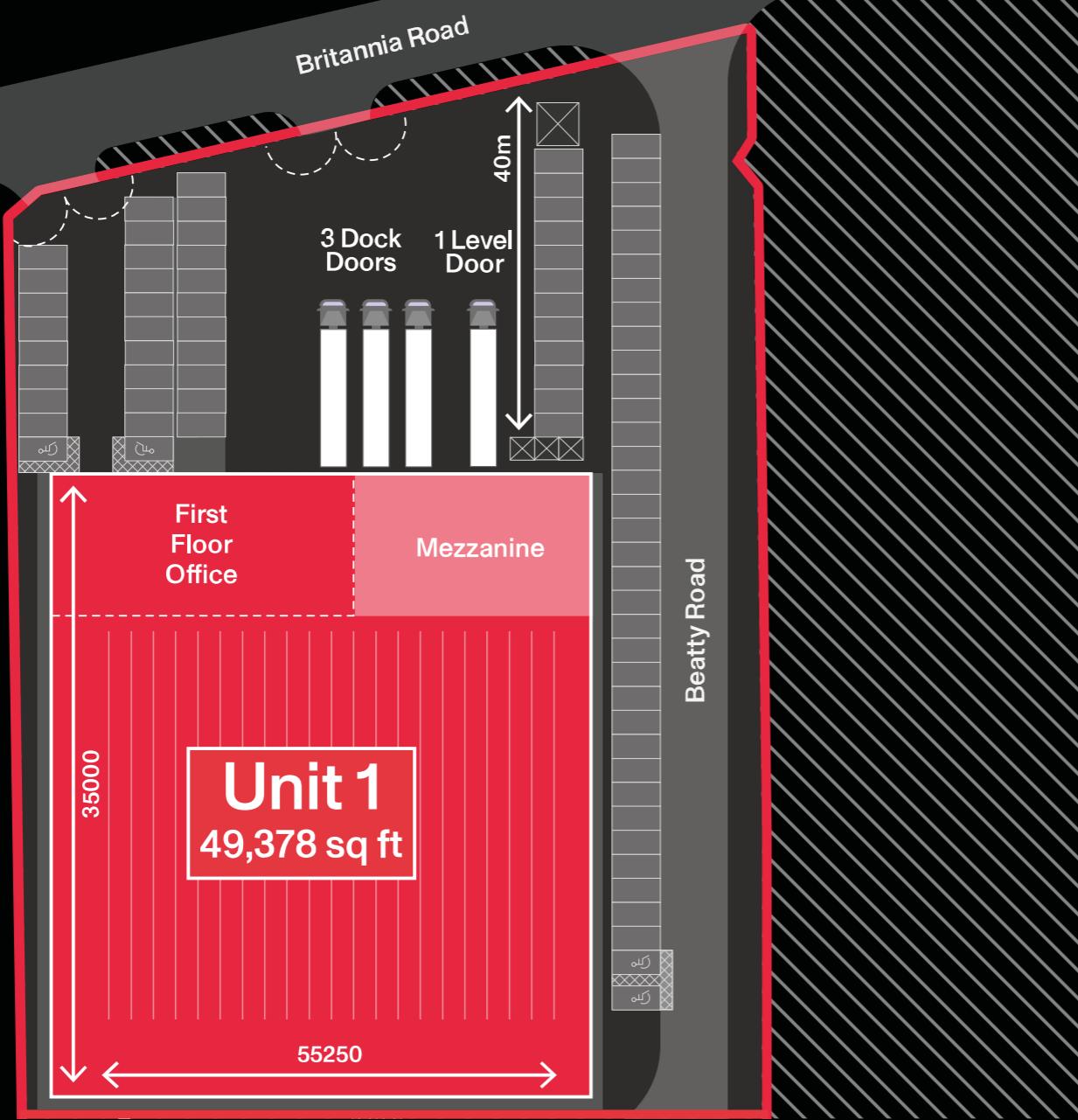
Built to Accommodate



1.8 MVA
Power Supply

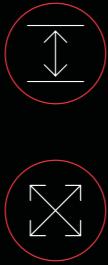


Unit One

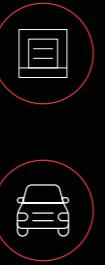


Accommodation

	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



Min. 12m Clear Internal Height



3 Dock Level Doors



1 Level Access Door



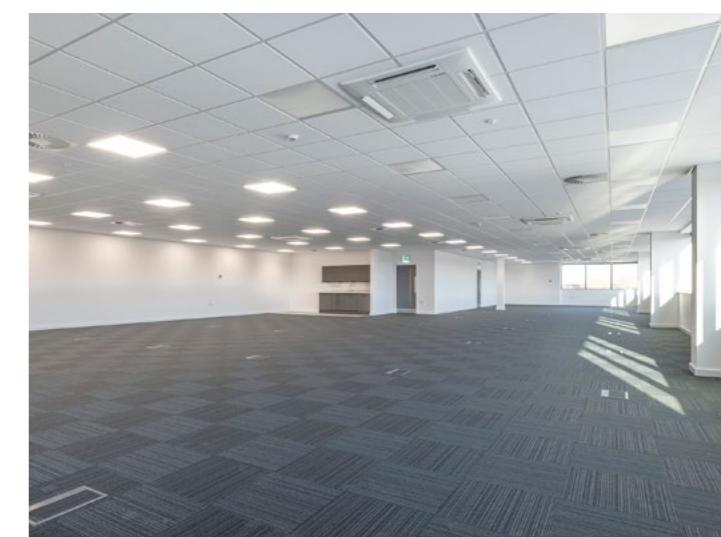
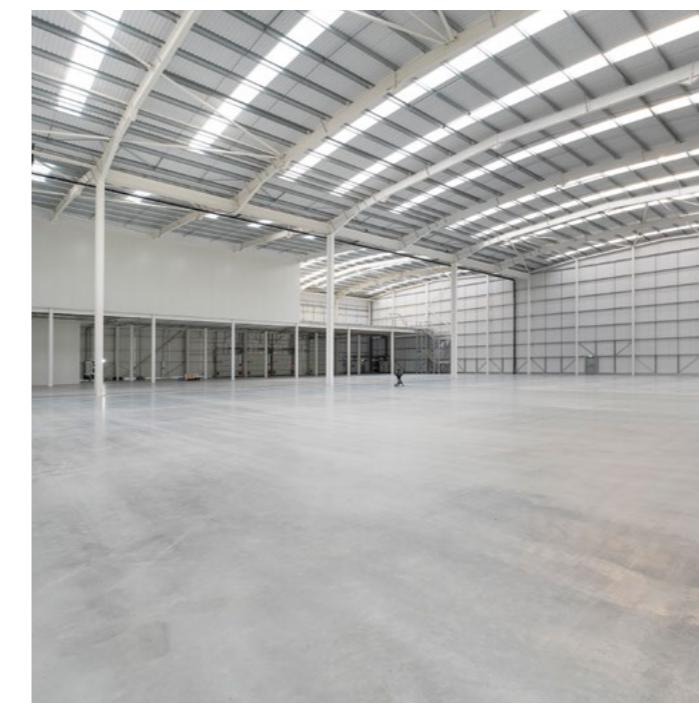
40m Secure Yard Depth

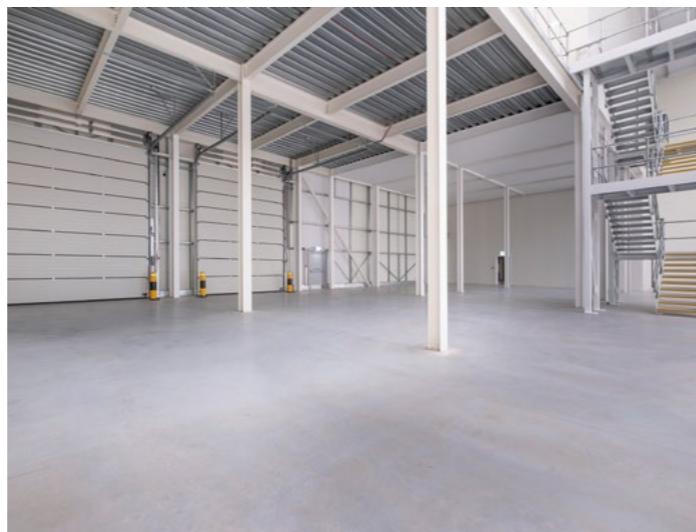


59 Car Parking Spaces

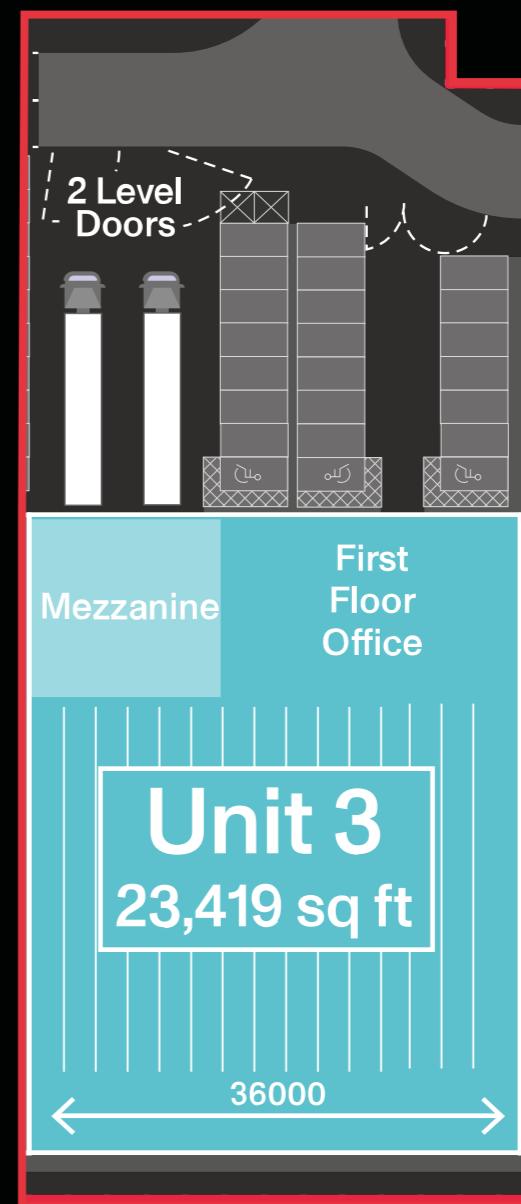


1.35 MVA Power





Unit Three



Accommodation

	Sq Ft	Sq M
Warehouse	17,406	1,617.1
Offices	4,082	379.2
Mezzanine	1,931	179.4
Total	23,419	2,175.7



Min. 12m Clear Internal Height



2 Level Access Doors



27m Secure Yard Depth



22 Car Parking Spaces

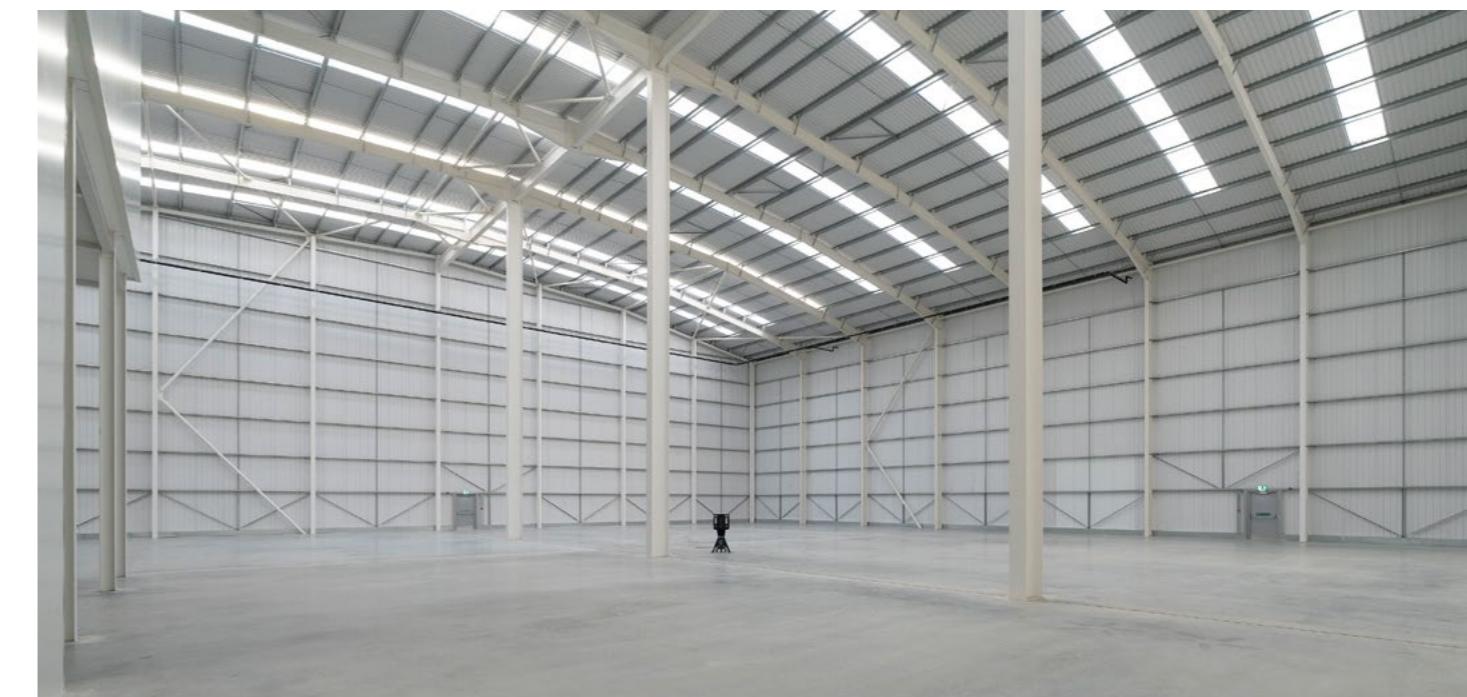
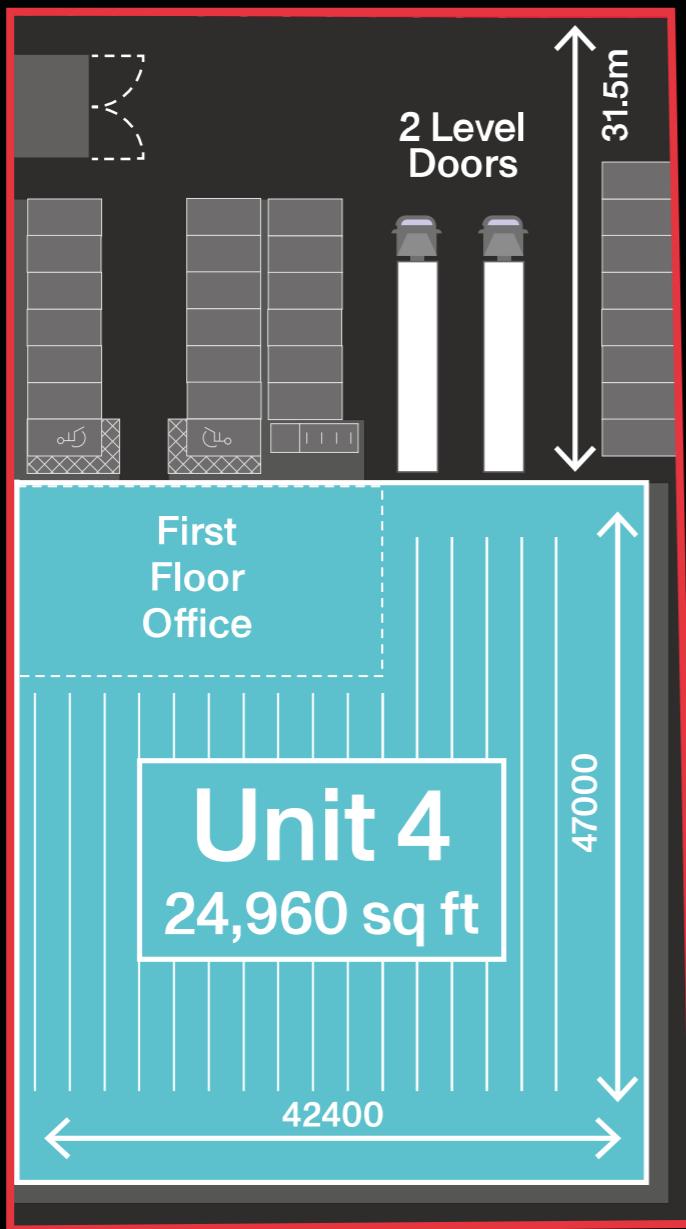


145 kVA Power



Ability to Combine Units

Unit Four



Accommodation

	Sq Ft	Sq M
Warehouse	20,848	1,936.8
Offices	4,112	382.1
Total	24,960	2,318.9



Min. 12m Clear Internal Height



2 Level Access Doors



37.3m Secure Yard Depth

Built to Connect

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

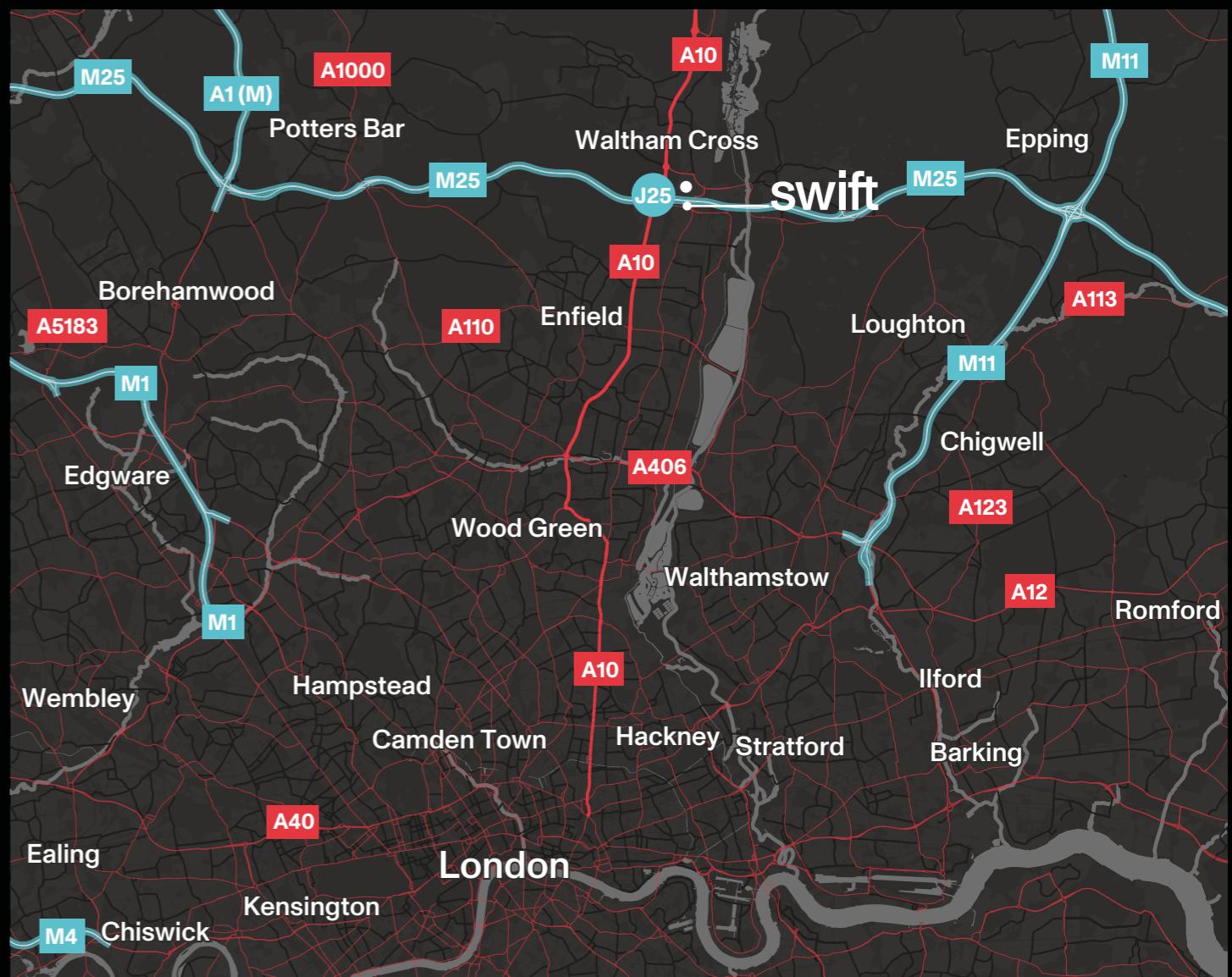
Swift is situated just 1.3 miles from the A10, providing immediate access to an extensive transport network for efficient distribution. Additionally, a substantial workforce and consumer base are within easy reach.



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What3Words /// Take.Join.Extra



Drive Times

Location	Miles	Mins	Motorway	Miles	Mins
Enfield	2.5	8	M25 J25	2	6
City of London	15.4	45	M25 J26	3.4	15
Park Royal	18	49	M11 J27	7	12
Stratford	20	30	A1 J1	10	14
Oxford Street	25	50	M1 J6A	18	21

Airports	Miles	Mins	Railway	Miles	Mins	Ports	Miles	Mins
City Airport	20	35	Tottenham Hale	8.5	35	London Gateway	29	40
Stansted	24	32	Liverpool Street	14	33	Port of Tilbury	30	42
Luton	31	38	King's Cross	14.2	36	Port of Dover	83.8	84
Heathrow	35	50	Oxford Street	15.4	41			

Competitive Labour Force within a **Growing Economy**



Waltham Cross provides access to a highly cost effective labour force, within the manufacturing, transportation and storage sectors.



Population Growth:
Estimated 12% population increase by 2031 within the district of Broxbourne.
Source: broxbourne.gov.uk. uk.indeed.com



65.4% of the residents in Waltham Cross are of the working age, the highest for the district of Broxbourne.



79.5% of residents in Broxbourne are economically active, 8.2% higher than the neighbouring district of Enfield.



13.3% of the local working population (4,500) are employed in the manufacturing, transportation and storage sectors.



The average salary for a warehouse worker in Waltham Cross is £10.97 per hour, approximately 5.68% less than the London average.







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