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New High Quality Logistics Unit Unit 1 - 49,378 sq ft

 1.35MVA POWER CAPACITY

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.

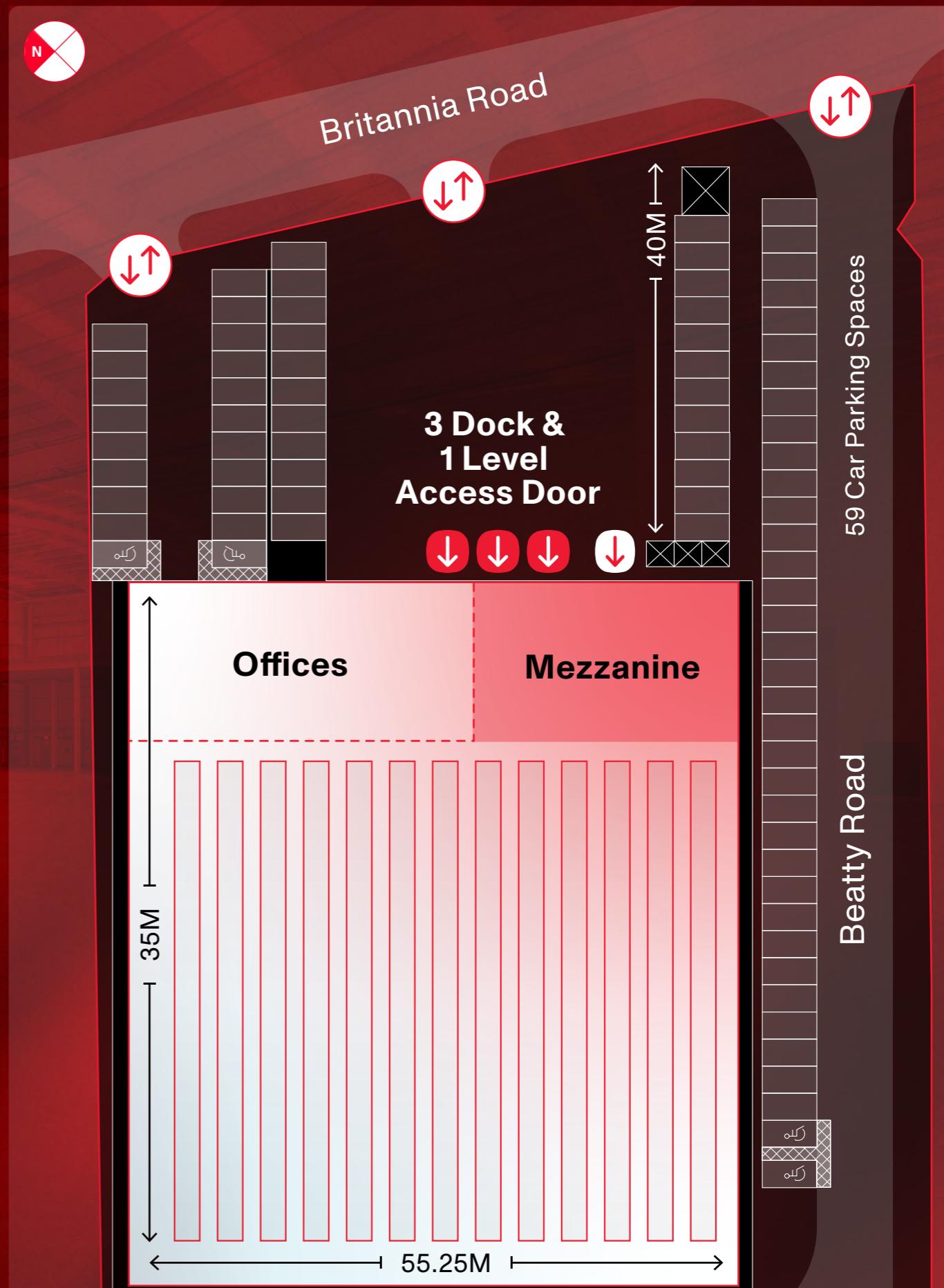
12m clear internal height  1 Level access door  3 Dock level doors  32 EV charging points 

1.35 MVA power  Secure yard  40m yard depth  59 car parking spaces 

Grade A offices  12,150 Pallet Positions (1200mm x 800mm x 1000mm) 

| 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

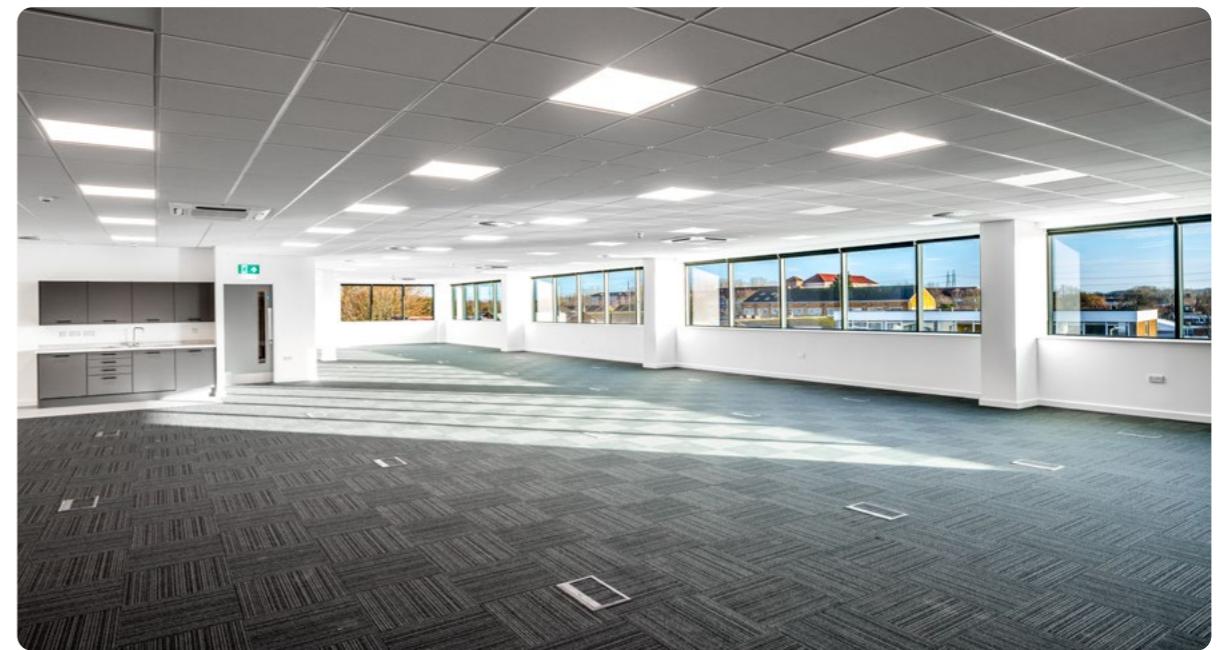
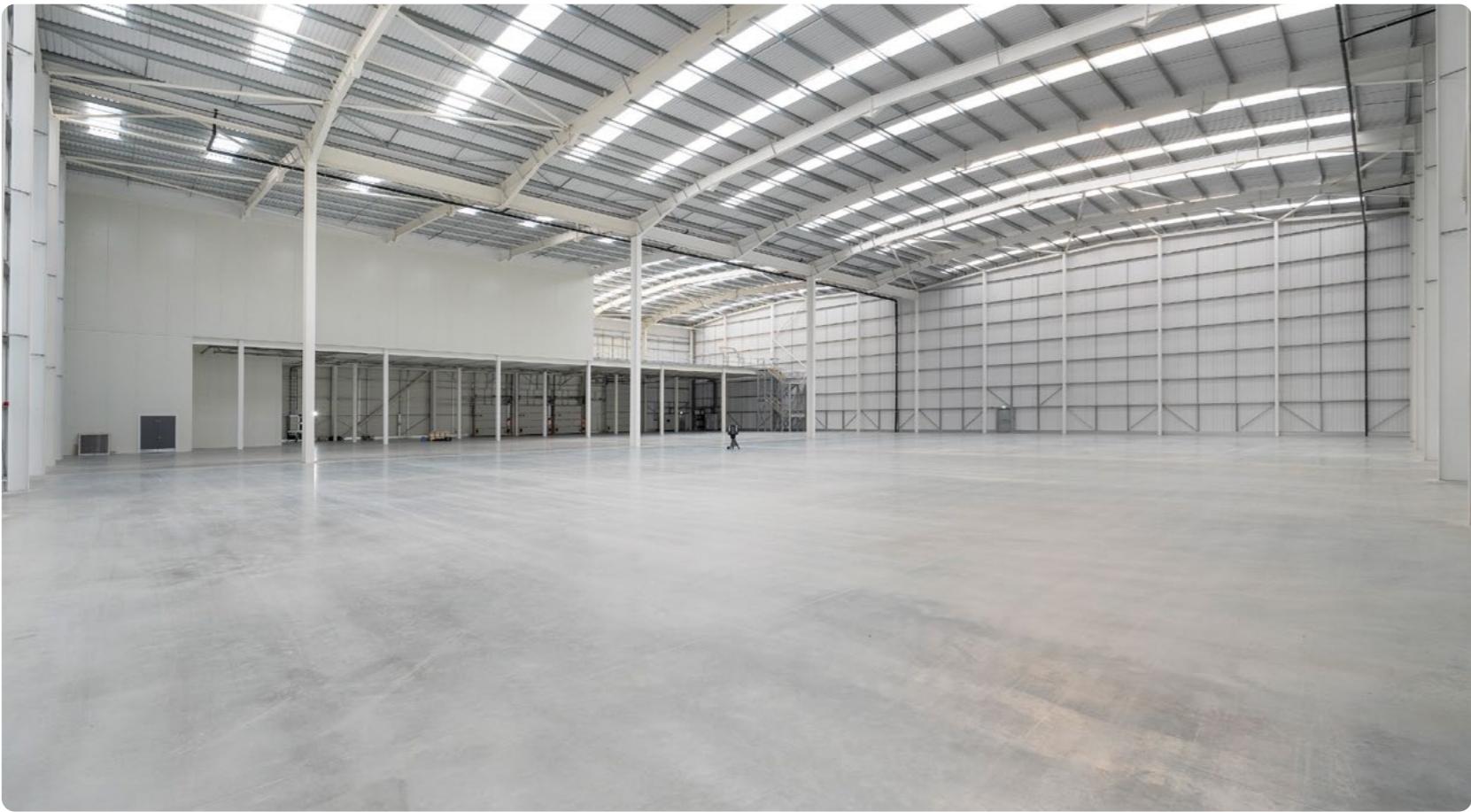


Part of a Vibrant Business Community

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 Movus UK 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'



32 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 |



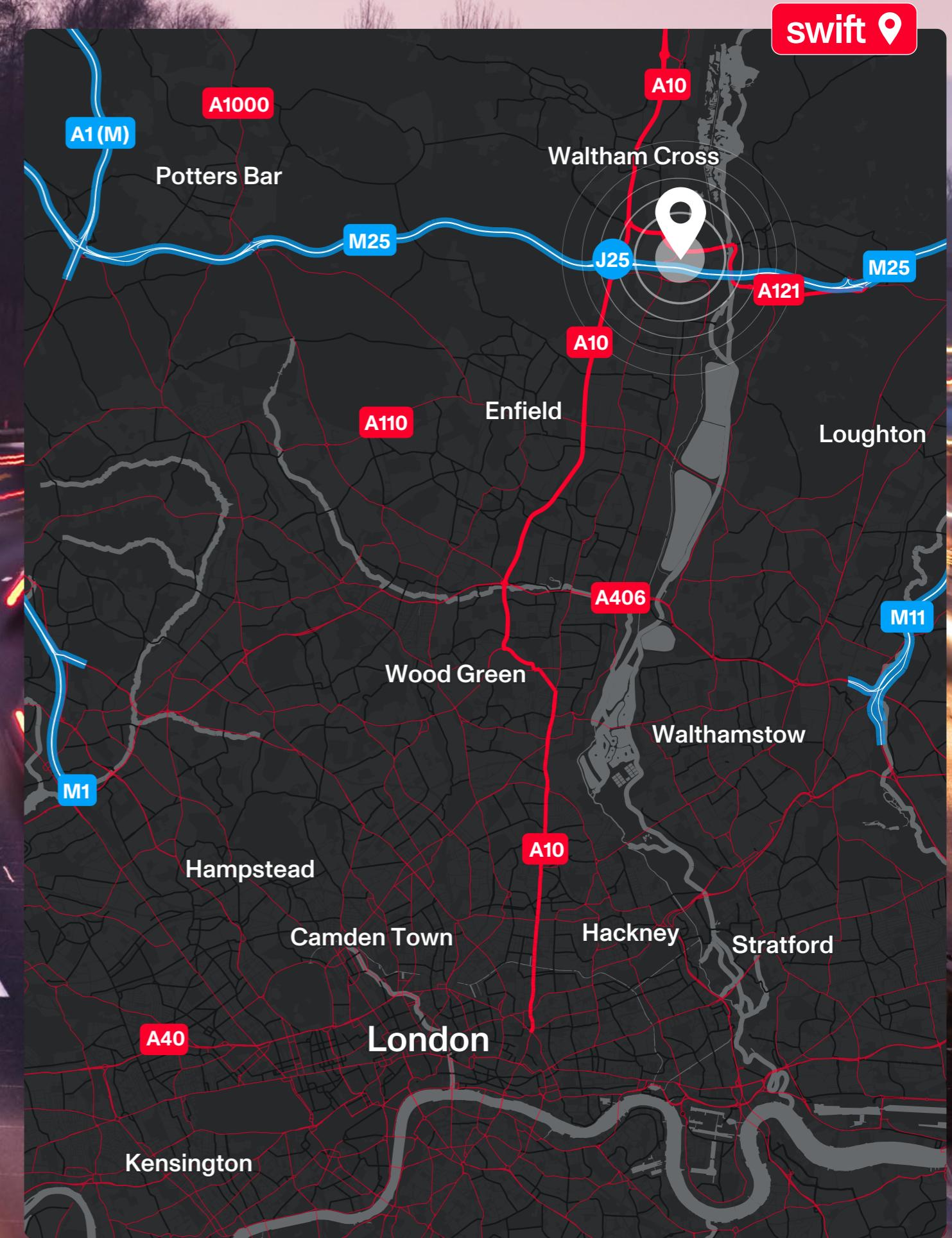
| | | |
|------------------|---|---------|
| Tottenham Hale | - | 14 mins |
| Liverpool Street | - | 25 mins |
| Oxford Street | - | 44 mins |



| | | |
|-----------------|------------|---------|
| 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


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