

# swift

## 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



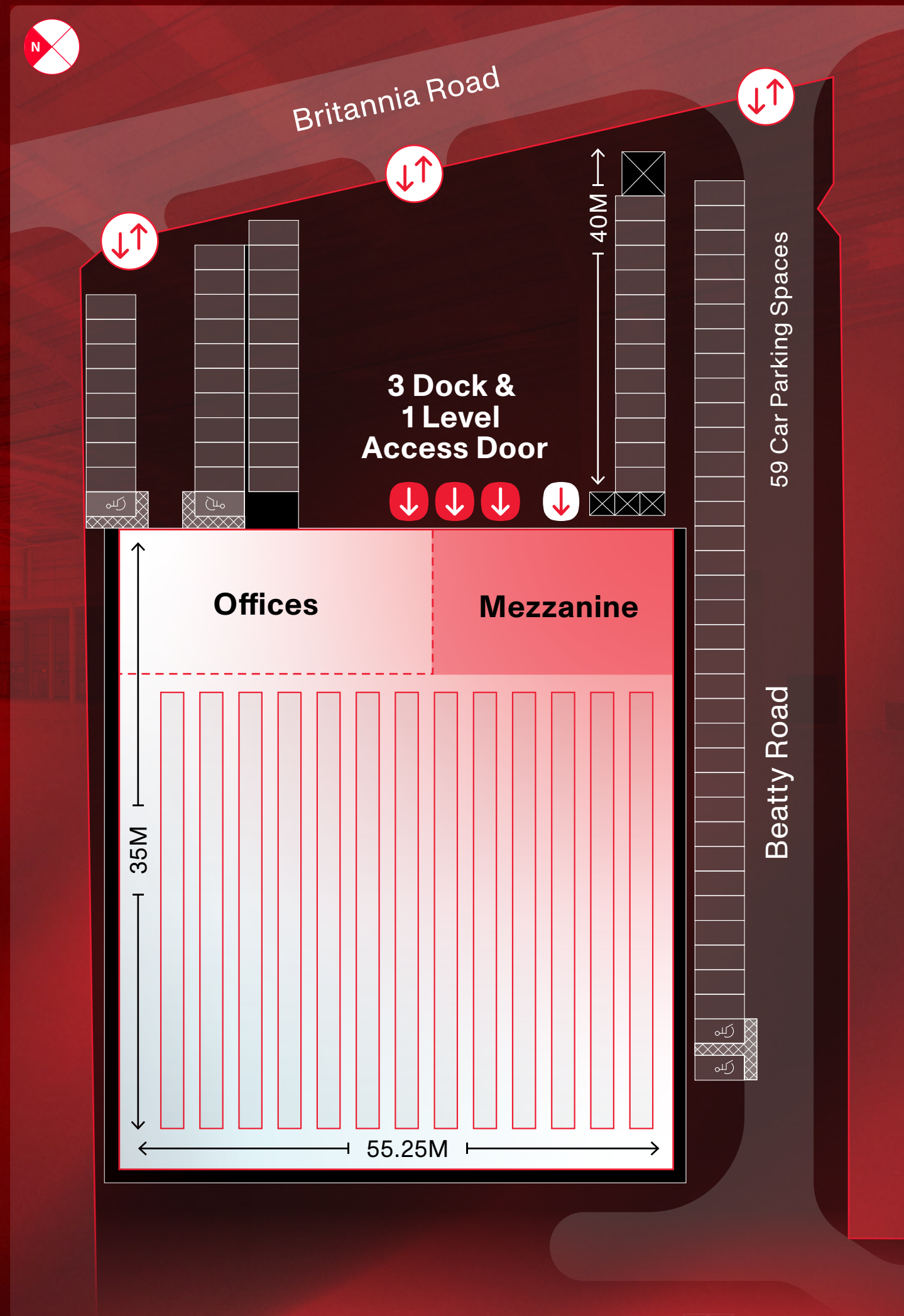
# Built to Accommodate

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
<b>Total</b>	<b>49,378</b>	<b>4,587.3</b>

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.

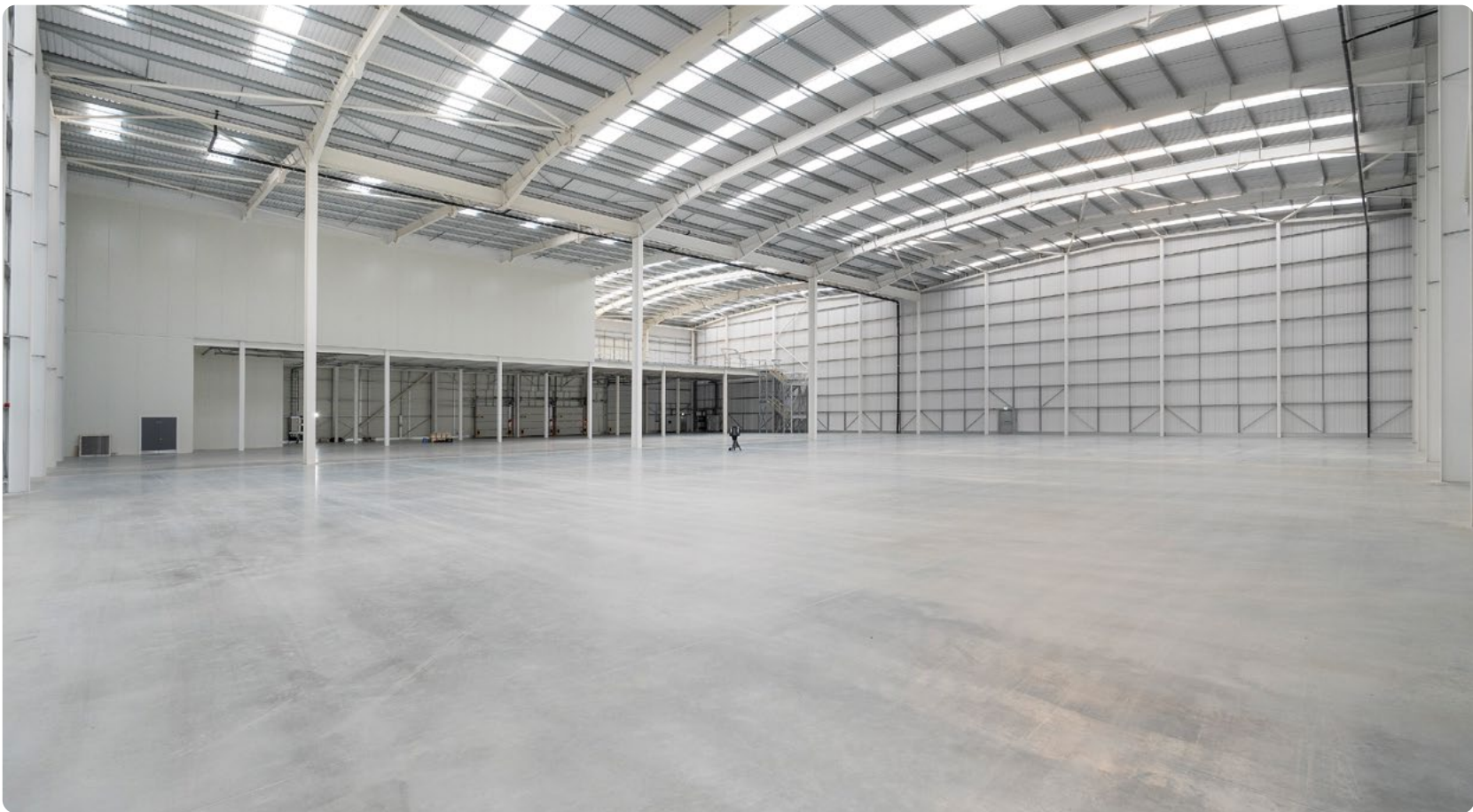
Waltham Cross Station is only 2 minutes walk away and provides regular services to London Liverpool Street via Tottenham Hale (Victoria Line). This provides swift access for staff heading to and from Central London.

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SWIFT









# 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



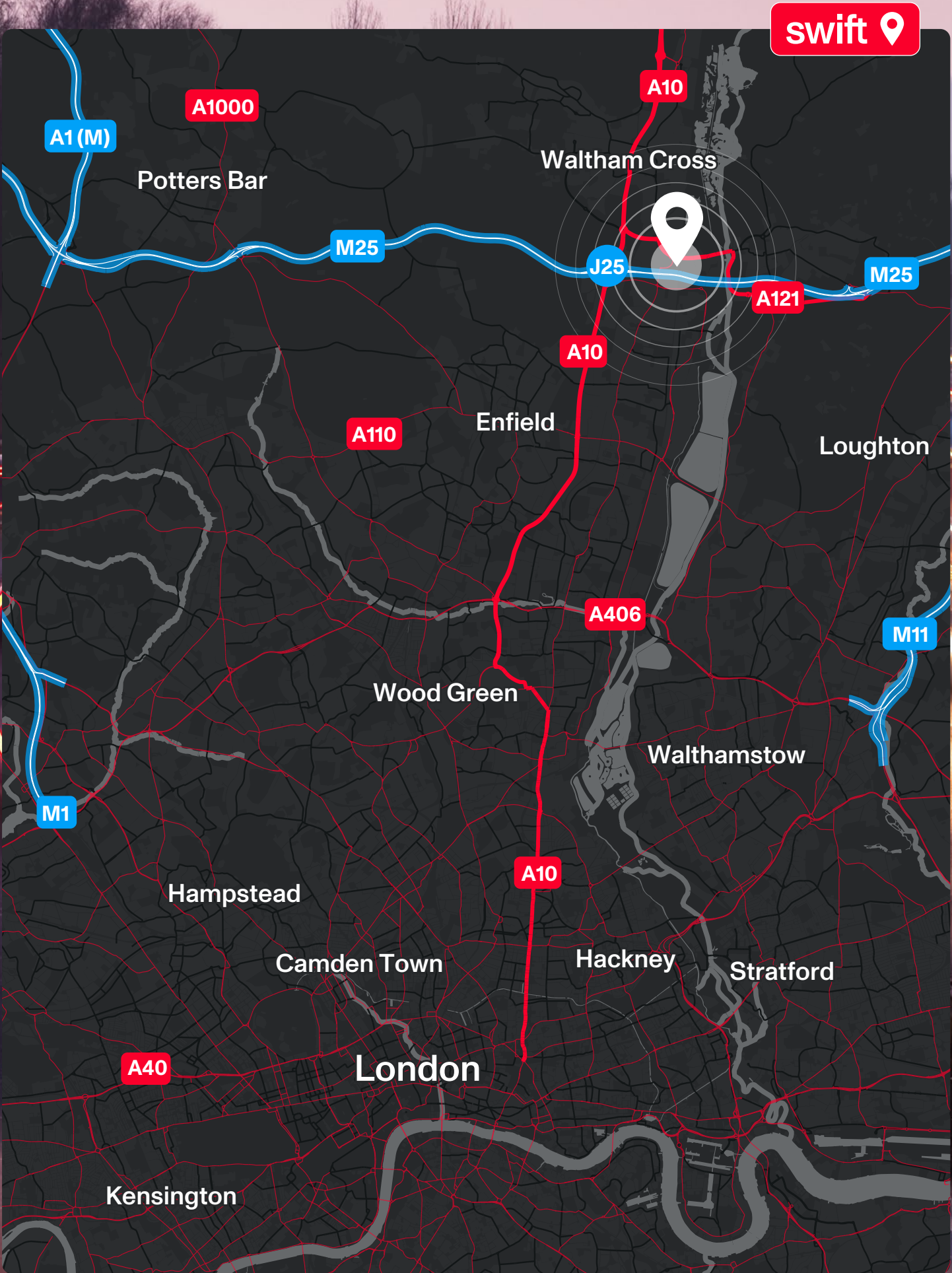
Tottenham Hale	-	14 mins
Liverpool Street	-	25 mins
Oxford Street	-	44 mins



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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