

swif

Two New High Quality Logistics Units

Unit 3 - 23,419 Sq Ft

Unit 4 - 24,960 Sq Ft

Available Now



SWIFT ACCESS TO THE M25/LONDON/A10/RAIL NETWORK



A New High-Quality Logistics Destination

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



315 kVA power (combined)



Estimated Annual PV Saving of £41,117 (combined)



Built to Accommodate

These industrial/distribution units are built to the highest specification, featuring 12m clear internal height, ground-level loading, and a secure service yard. They also include Grade A office accommodation and there is a mezzanine area in Unit 3.



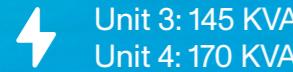
12m clear internal height



2 Level access doors (per unit)



Up to 37.3m secure yard depth



Unit 3: 145 KVA
Unit 4: 170 KVA



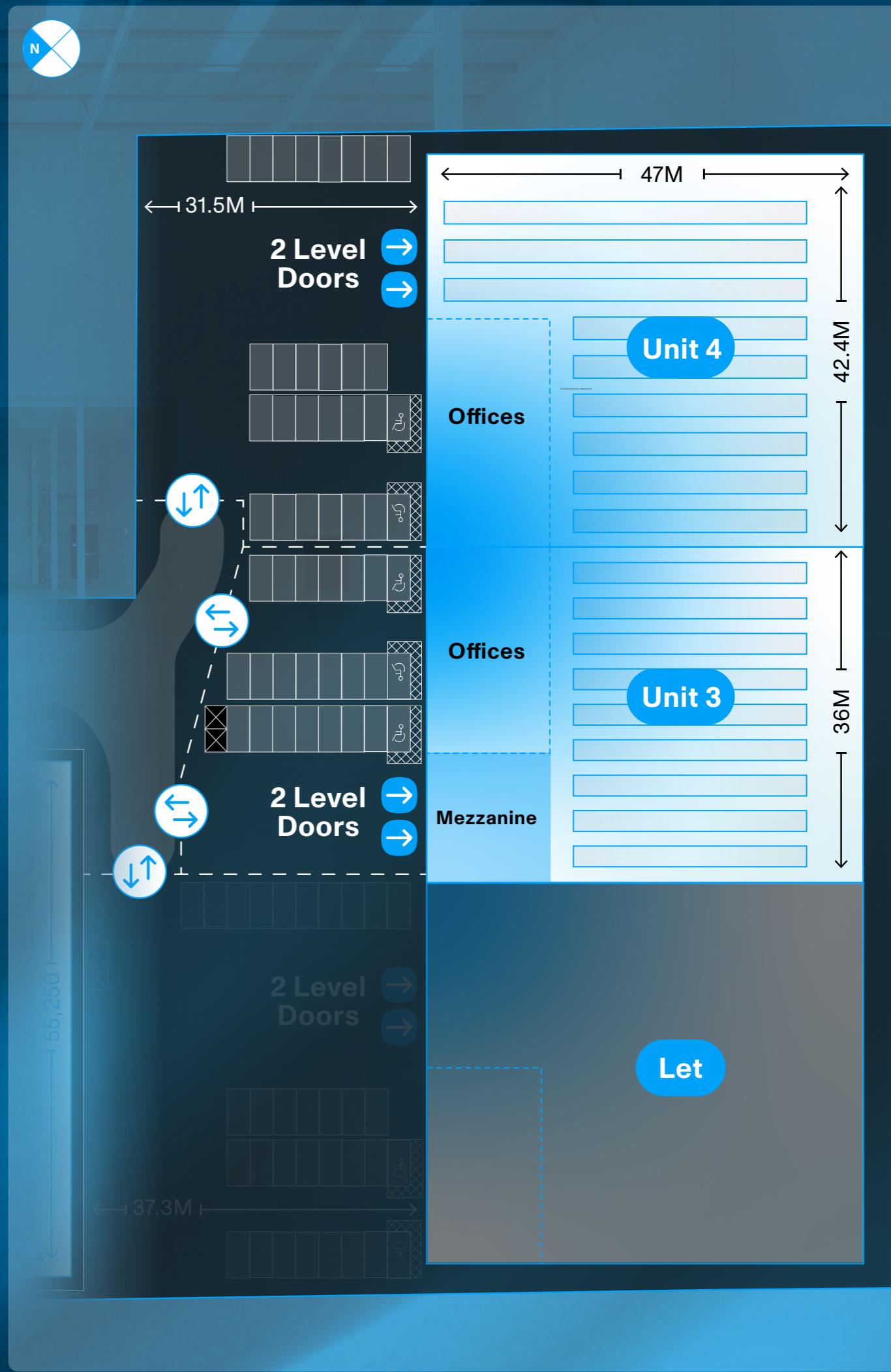
Unit 3: 23 parking spaces
Unit 4: 33 parking spaces



Ability to combine units

Unit 3	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
Unit 4	Sq Ft	Sq M
Warehouse	20,848	1,936.8
Offices	4,112	382.1
Total	24,960	2,318.9
Combined Total	48,379	4,494.6

GROSS EXTERNAL AREA

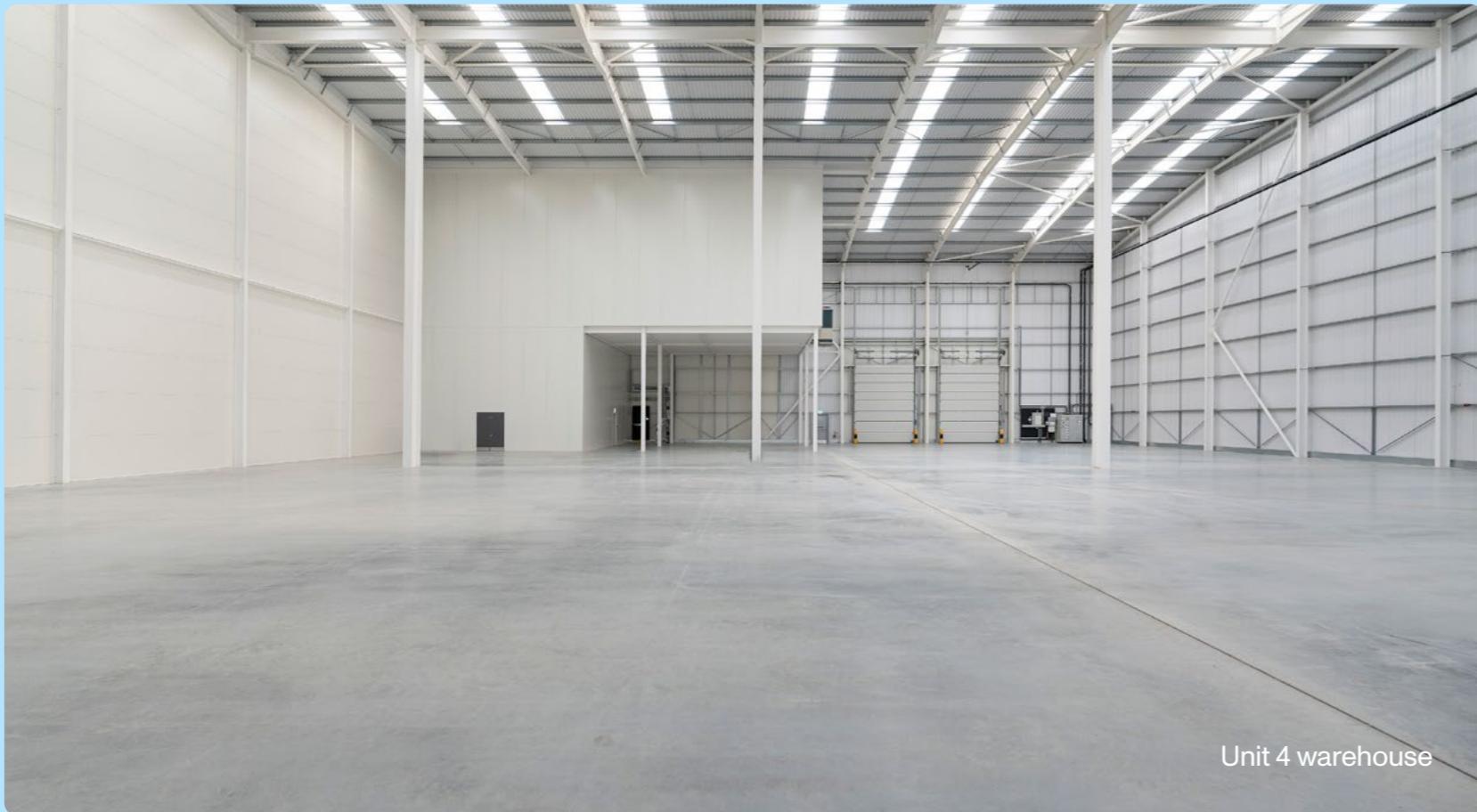


Part of a Vibrant Business Community

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 £41,117.



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



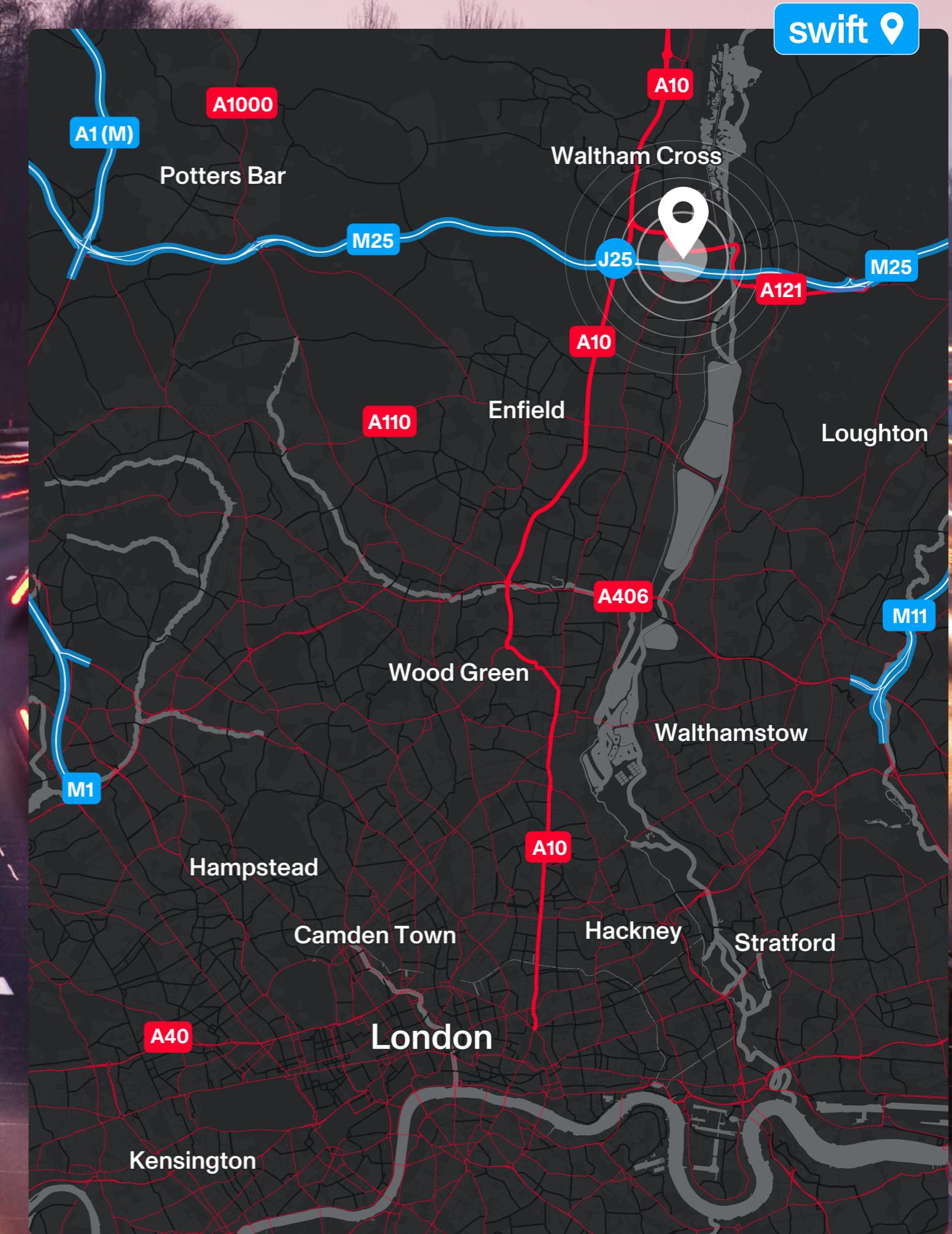
Tottenham Hale	-	14 mins
Liverpool Street	-	25 mins
Oxford Street	-	44 mins



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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