

Swift 25

Waltham Cross, Beatty Road, EN8 7UD

23,419 – 122,553 Sq Ft

Available Now For
Immediate Occupation

1.8MVA of Power

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

HENSOLDT

OMAX

TESCO

newssolutions

YODEL

getir

Reynolds

Wickes

M25

A10

A10

A10

M25

Theobalds Grove Station

Enfield via Hertford Road

Waltham Cross Station (2 Mins)



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 2 | 76,794 | 90 | £18,729 |
| 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

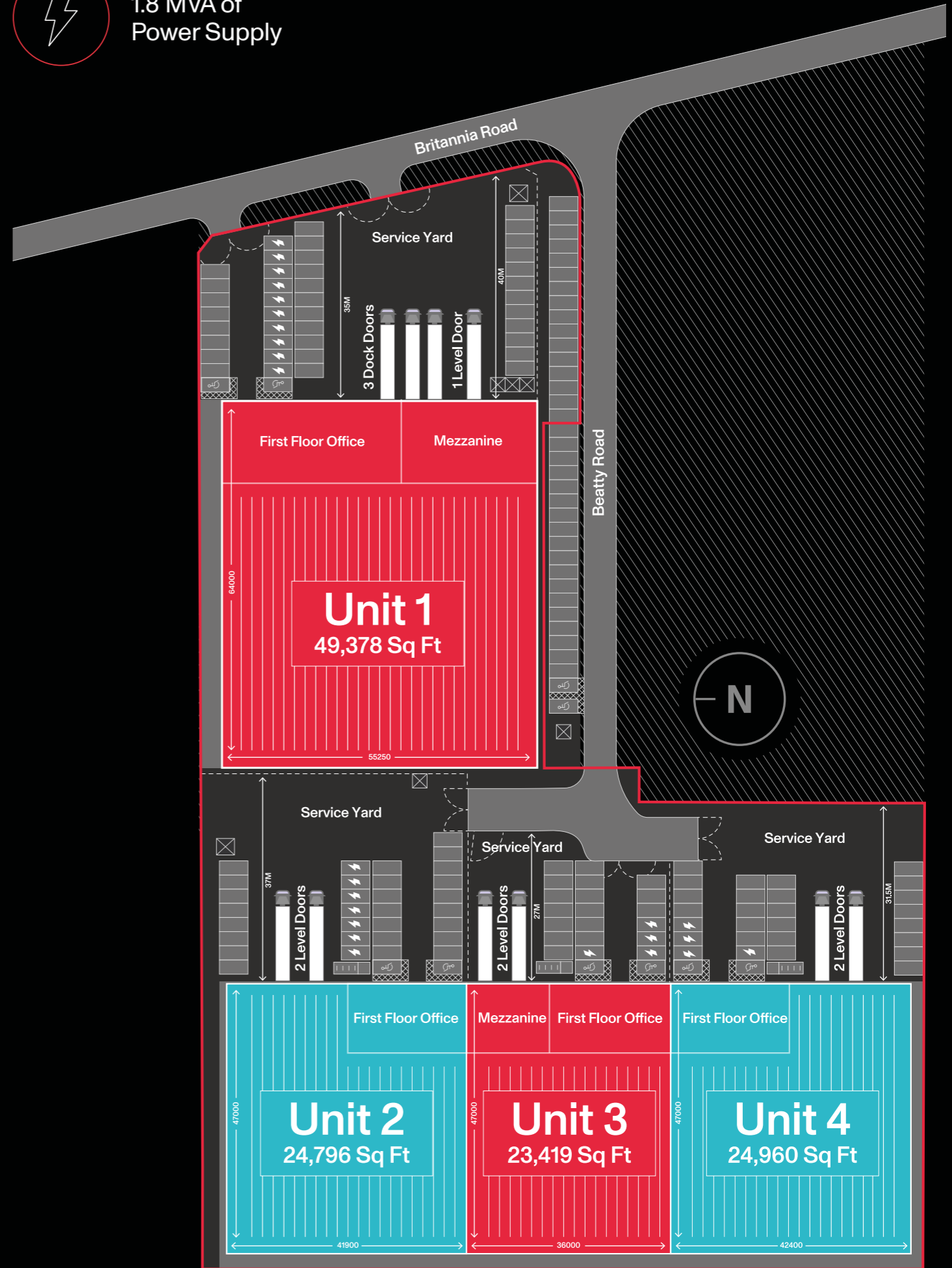


Unit One

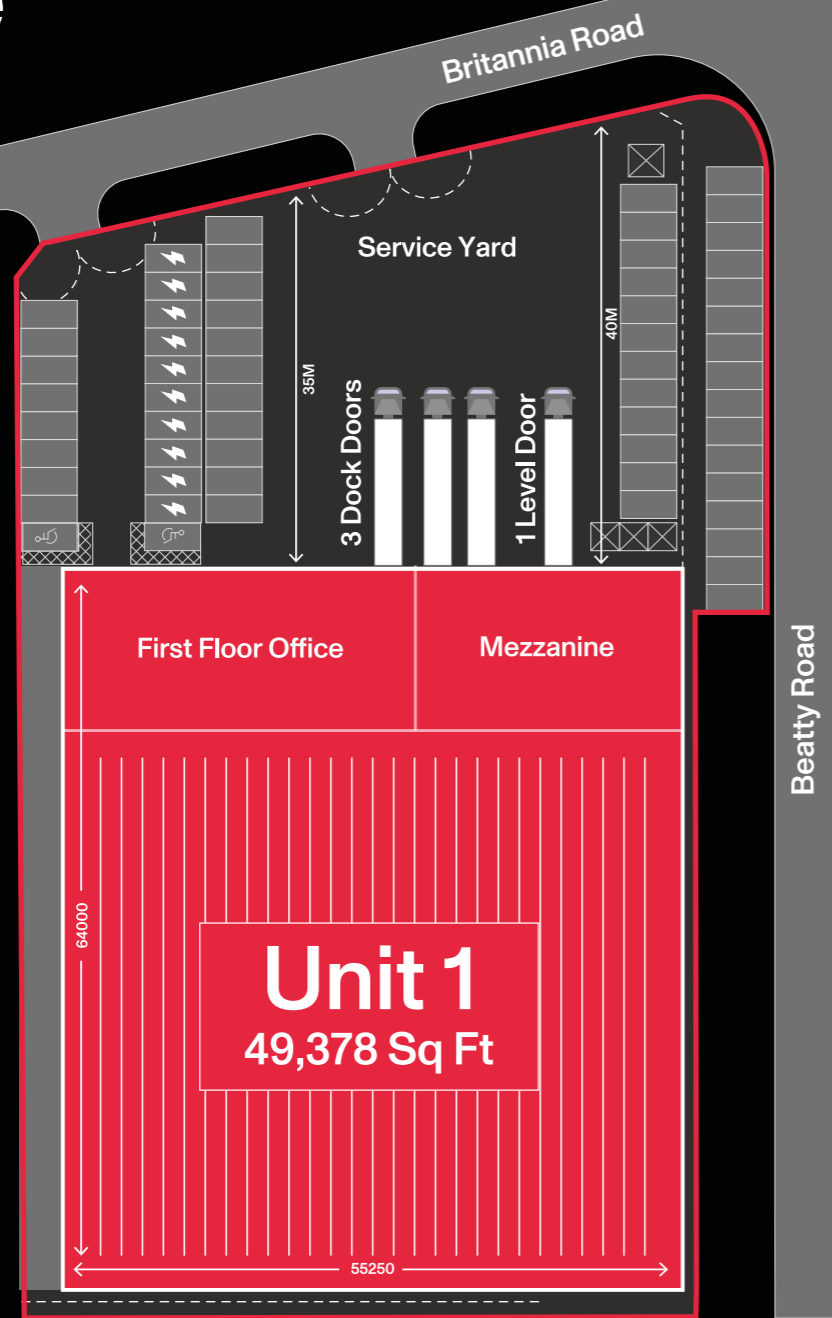
Built to Accommodate



1.8 MVA of 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

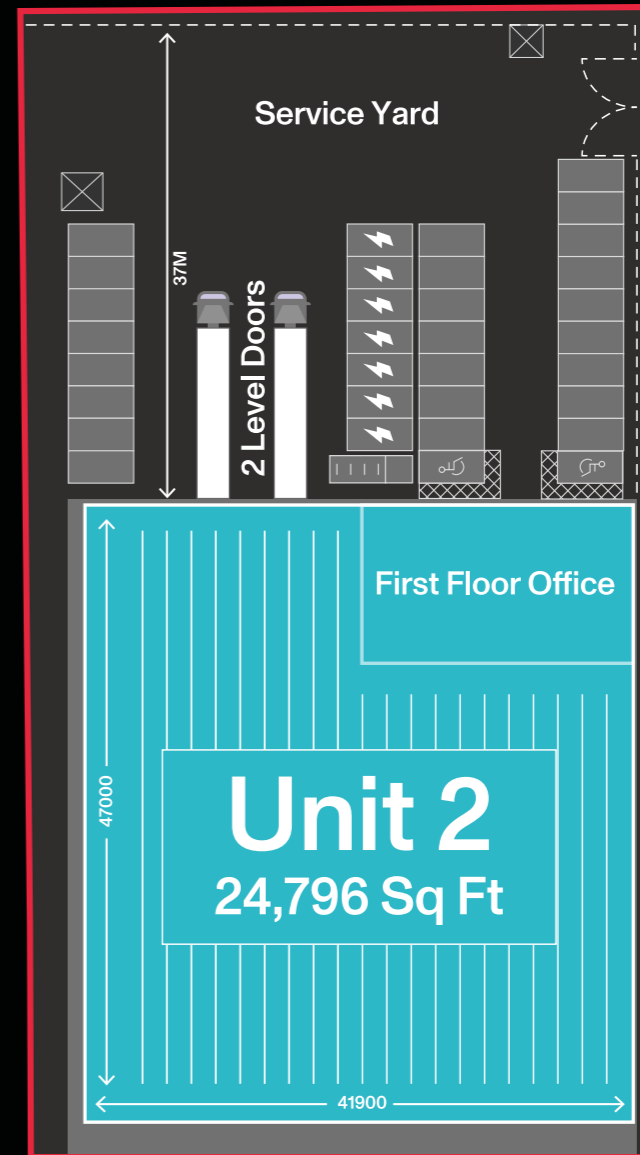


1.35 MVA Power





Unit Two



Accommodation

| | Sq Ft | Sq M |
|--------------|---------------|----------------|
| Warehouse | 20,568 | 1,910.8 |
| Offices | 4,228 | 392.8 |
| Total | 24,796 | 2,303.6 |



Min. 12m Clear Internal Height



2 Level Access Doors



37.3m Secure Yard Depth



33 Car Parking Spaces

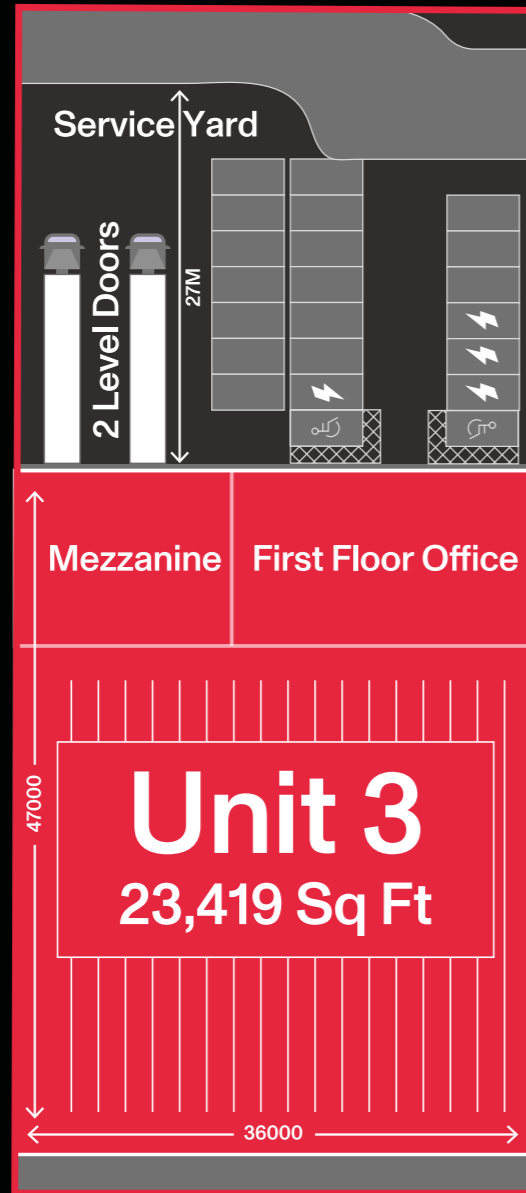


160 kVA Power



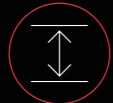
Ability to Combine Units

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

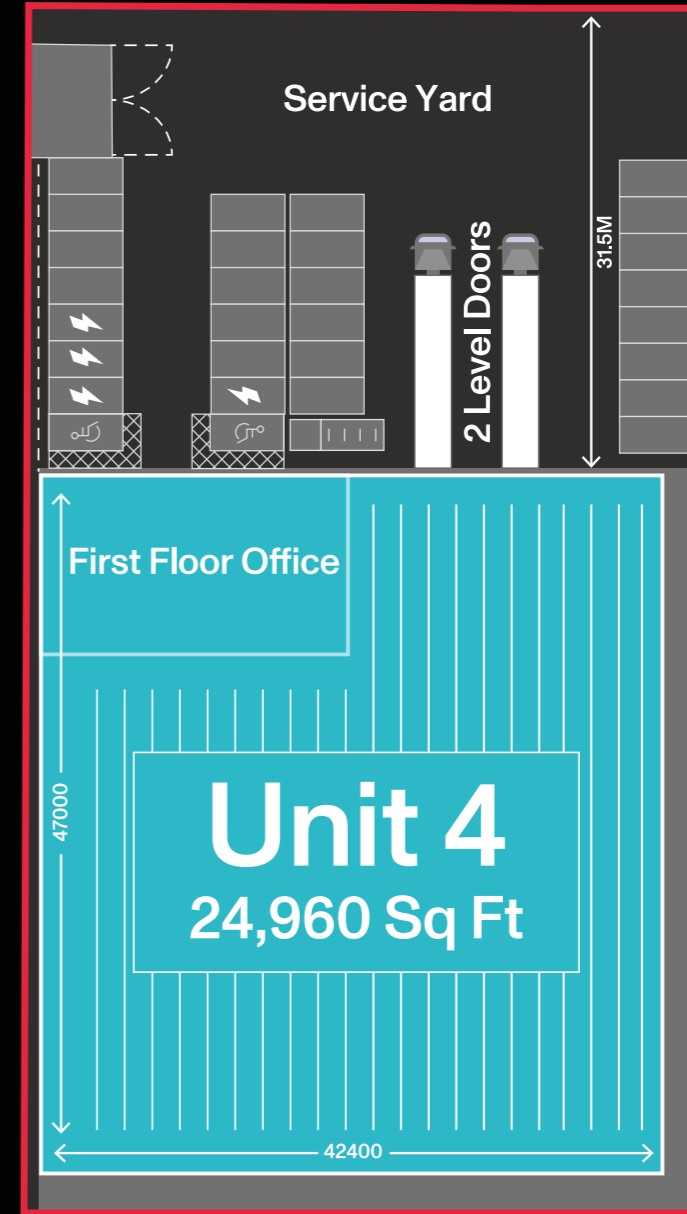


Ability to Combine Units





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



31.5m Secure Yard Depth



29 Car Parking Spaces



170 kVA Power



Ability to Combine Units

Built to Connect

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

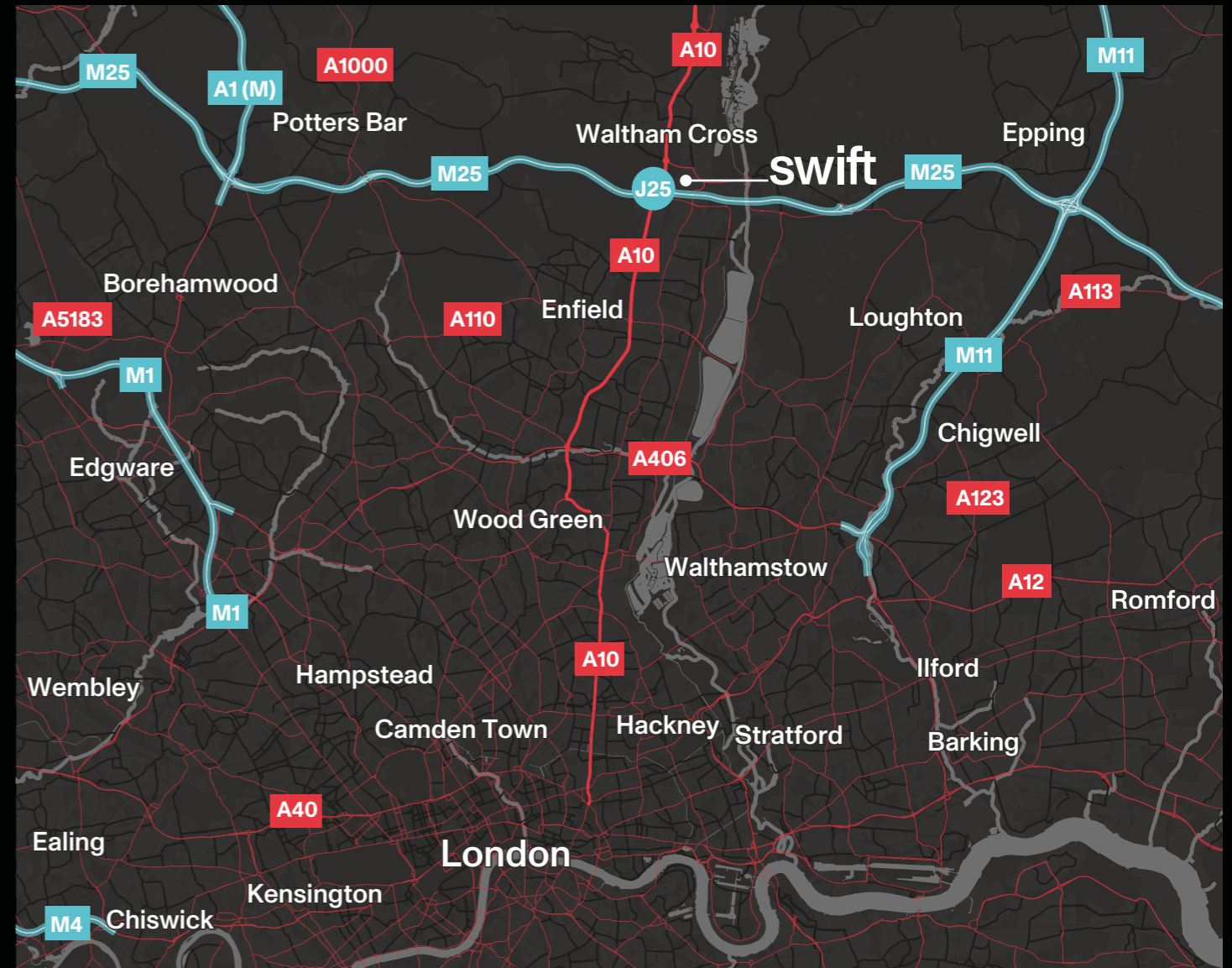
Swift is situated just 1.3 miles from the A10, providing immediate access to an extensive transport network for efficient distribution. Additionally, a substantial workforce and consumer base are within easy reach.



Waltham Cross, Beatty Road, EN8 7UD



What3Words /// Take.Join.Extra



| 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 | Waltham Cross | 0.3 | 2 | London Gateway | 29 | 40 |
| Stansted | 24 | 32 | Tottenham Hale | 20 | 35 | Port of Tilbury | 30 | 42 |
| Luton | 31 | 38 | Liverpool Street | 24 | 27 | Port of Dover | 83.8 | 95 |
| Heathrow | 35 | 50 | Oxford Street | 31 | 38 | | | |

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.





swift

**AVISON
YOUNG**

Chris Proctor

chris.proctor@avisonyoung.com
+44 (0) 7798 690 234

Saffron Harding

saffron.harding@avisonyoung.com
+44 (0) 7786 419 663

Sam Vyas

sam.vyas@avisonyoung.com
+44 (0) 7962 362 708

 **adroit**
REAL ESTATE ADVISORS

Steve Williams

swilliams@adroitrealestate.co.uk
+44 (0) 7860 708 665

Mark Gill

mgill@adroitrealestate.co.uk
+44 (0) 7702 895 010

Lloyd Spencer

lspencer@adroitrealestate.co.uk
+44 (0) 7768 480 937

**HOLLIS
HOCKLEY**

Nick Hardie

nick.hardie@hollishockley.co.uk
+44 (0) 7732 473 357

William Merrett-Clarke

william.merrett-clarke@hollishockley.co.uk
+44 (0) 7774 269 443

Freddie Chandler

freddie.chandler@hollishockley.co.uk
+44 (0) 7935 769 627

Misrepresentation Act: Avison Young, Adroit Real Estate Advisors and Hollis Hockley on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst Avison Young, Adroit Real Estate Advisors and Hollis Hockley use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. Avison Young, Adroit Real Estate Advisors and Hollis Hockley as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. February 2024. Design by CORMACK - cormackadvertising.com



WRENBRIDGE

Morgan Stanley

swiftm25.co.uk