

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

Enfield via Hertford Road

Theobalds Grove Station

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:

| | 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 | 169,574 | 100 | £20,975 |
| 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

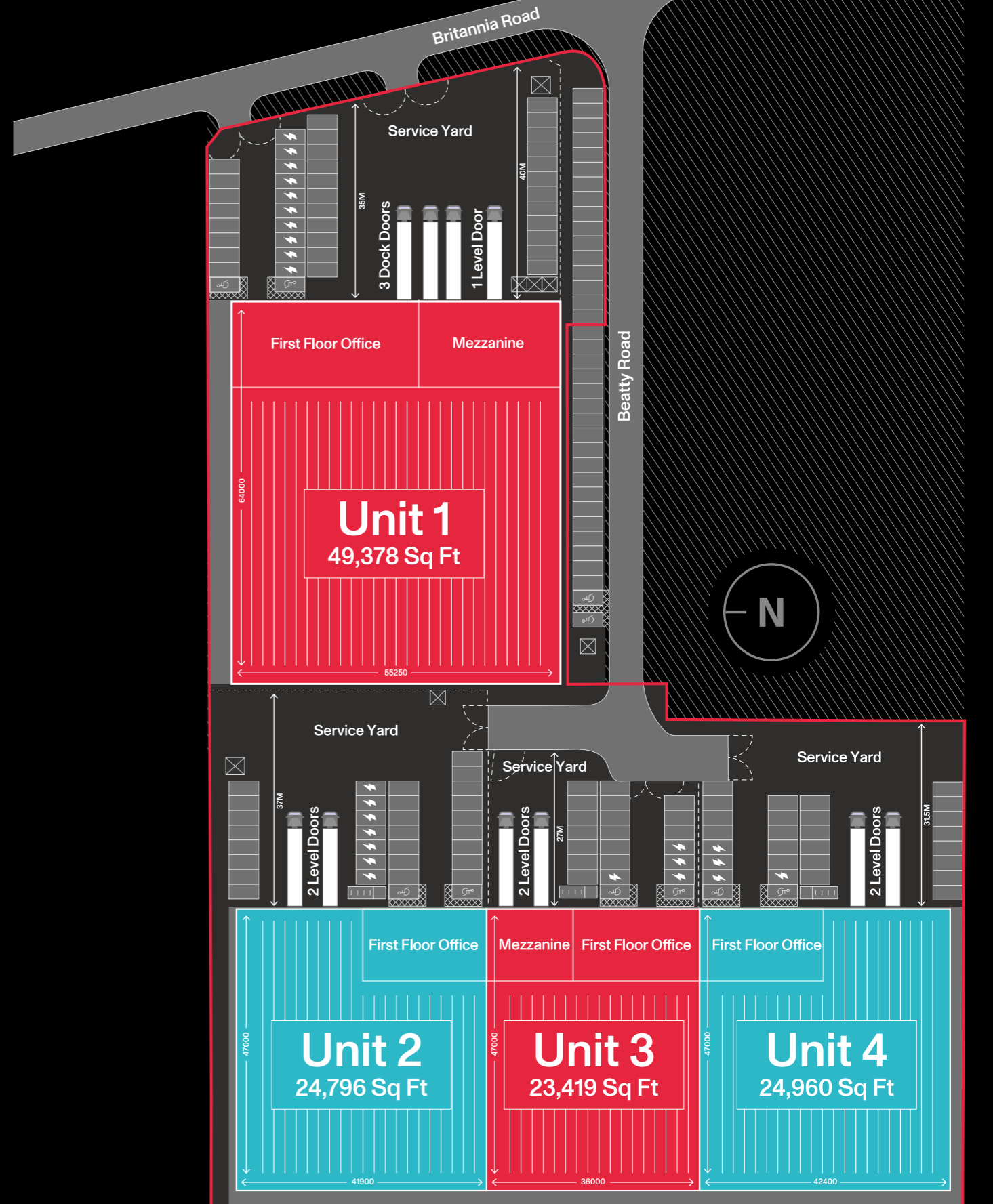


Unit One

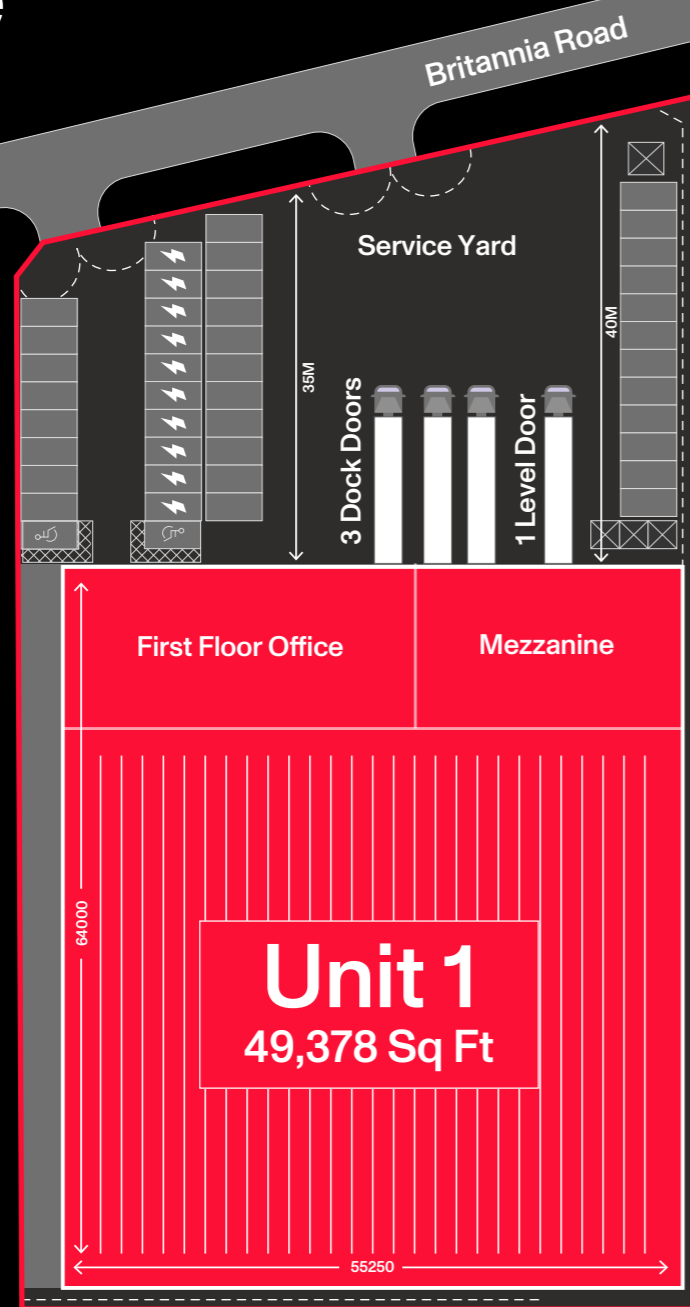
Built to Accommodate



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

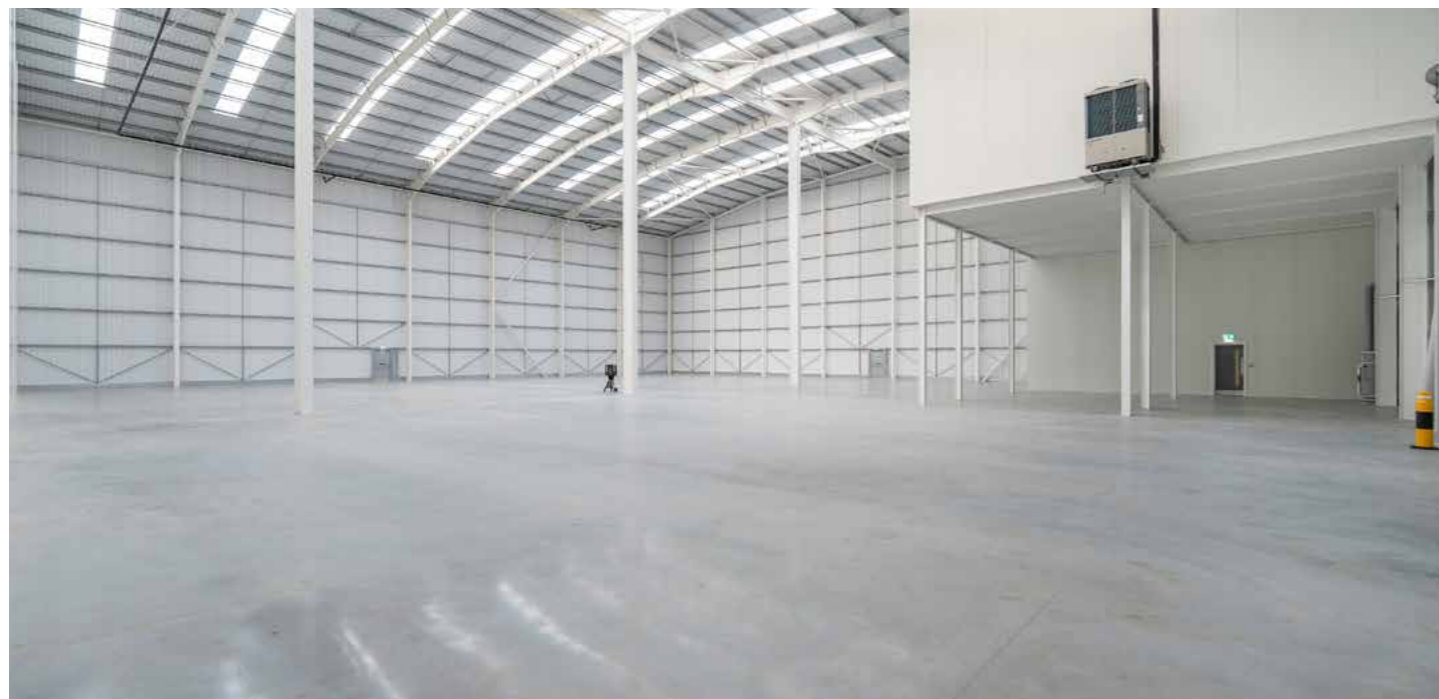


59 Car Parking Spaces

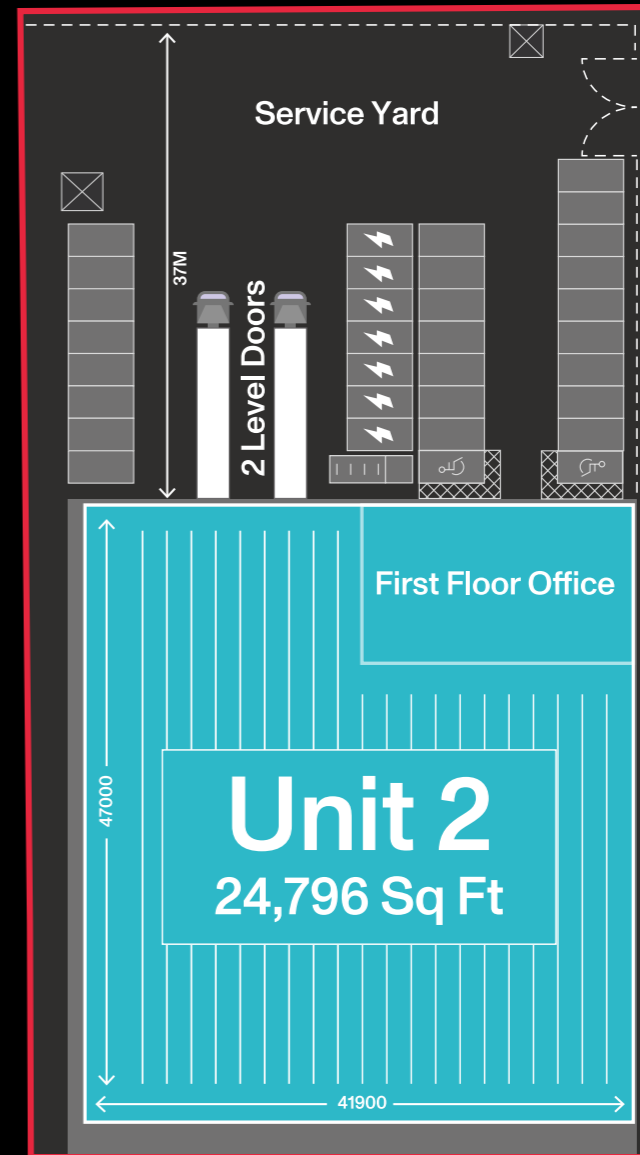


1.35 MVA Power





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

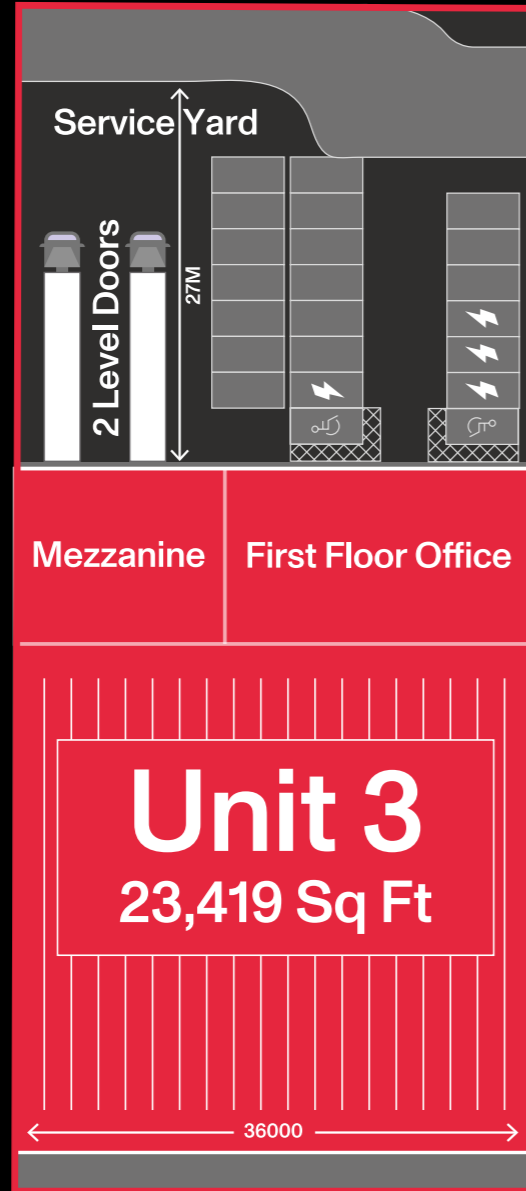


145 kVA Power



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



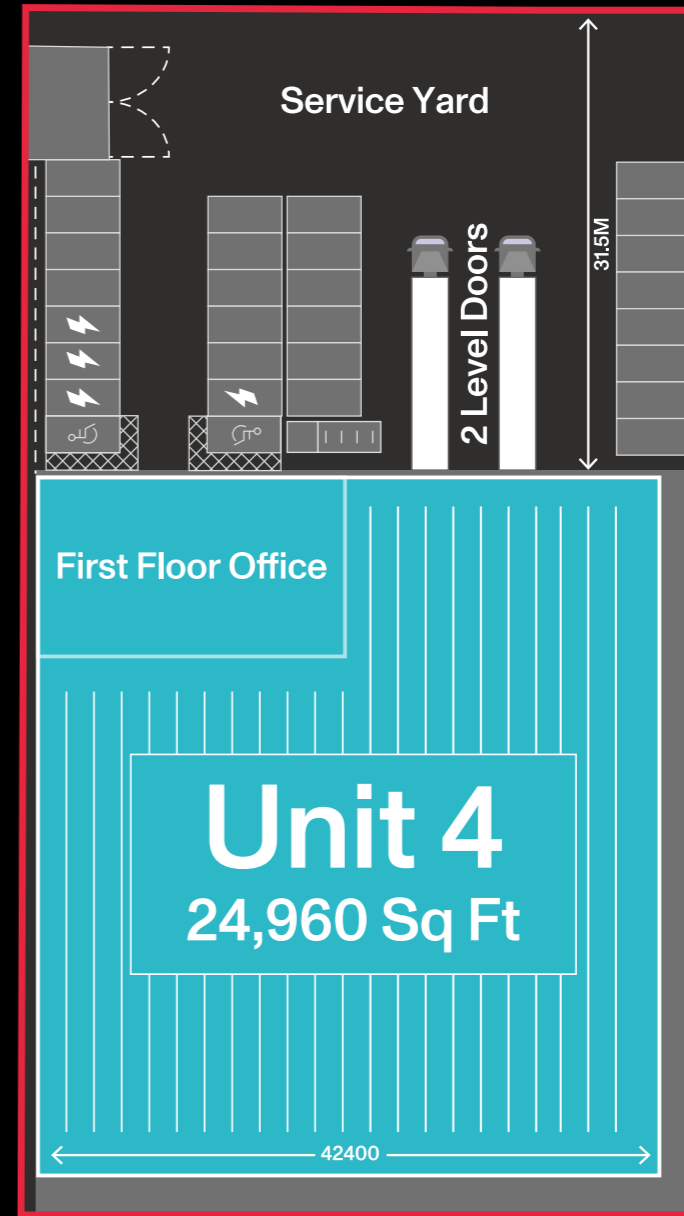
145 kVA Power



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



28 Car Parking Spaces



170 kVA Power



Ability to Combine Units

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

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Morgan Stanley

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