

WX-192

///PORT.BONDS.TOWER

PRIME INDUSTRIAL LOGISTICS BUILDING WALTHAM CROSS

192,019 SQ FT AVAILABLE TO LET



DIRECTLY ON
THE M25



2 MVA POWER
SUPPLIED



FROM A TO B WITHOUT DELAY

EXCELLENT TRANSPORT LINKS VIA THE M25 (JUNCTION 25) AND A10 PROVIDE QUICK ACCESS TO CENTRAL LONDON, JUST 12 MILES AWAY, AS WELL AS THE WIDER NATIONAL MOTORWAY NETWORK.

WALTHAM CROSS IS HOME TO MULTIPLE HIGH-PROFILE OPERATORS. THE LOCATION OFFERS RAPID ACCESS TO THE UK'S LARGEST CONSUMER MARKET AND SEAMLESS CONNECTIVITY TO THE M1, M11, AND A1(M) CORRIDORS.

TESCO

Sainsbury's

GXO

amazon

JOHN LEWIS

YODEL

EVRI



CENTRAL LONDON - 59 MINS

AMAZON

EVRI

ENFIELD LOCK

JOHN LEWIS

TURKEY STREET

YODEL

A10

WALTHAM CROSS

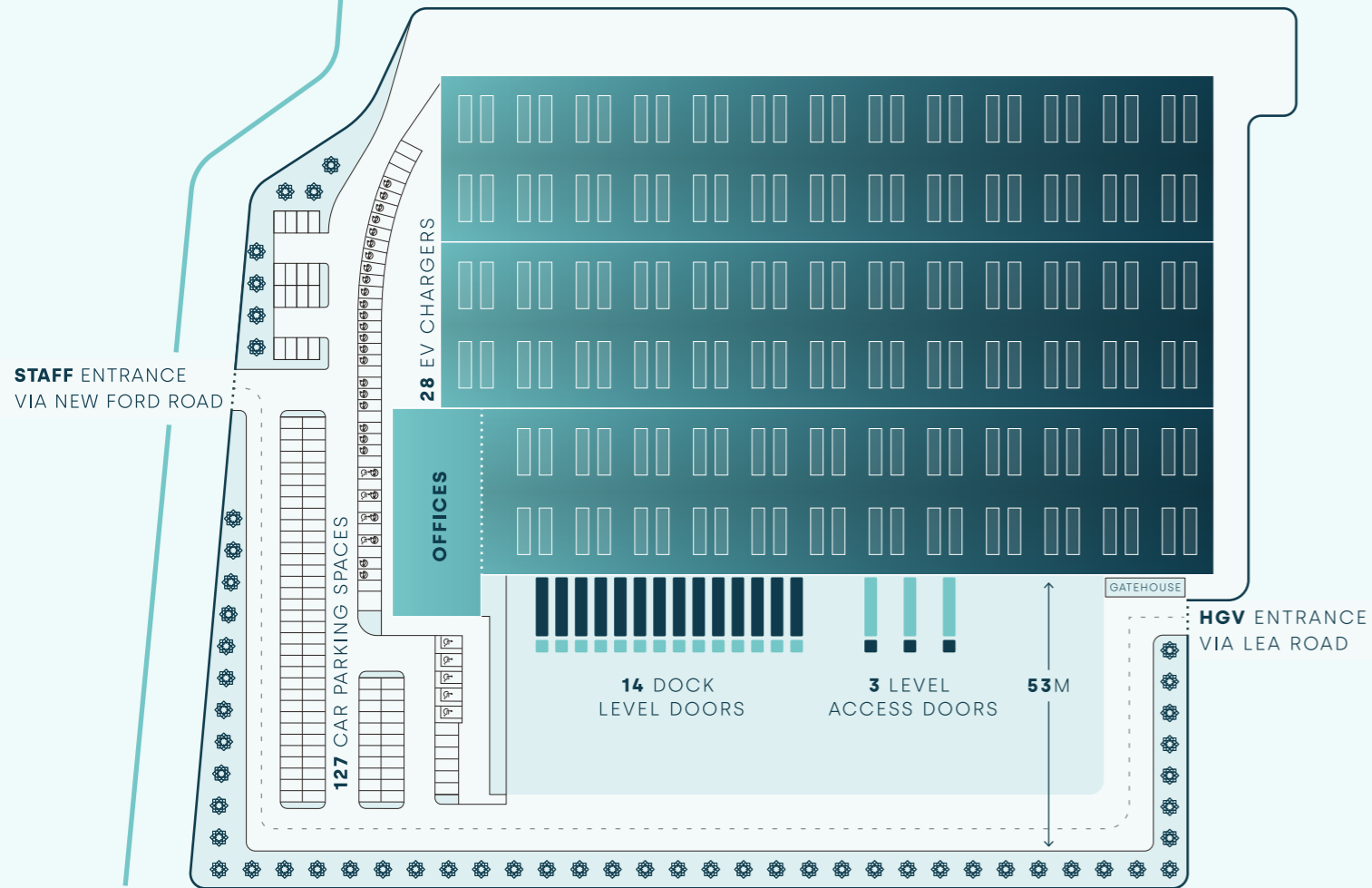
GXO

M25

SAINSBURY'S

TESCO

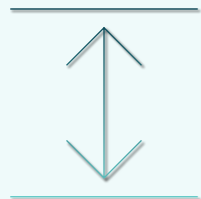
HIGH PERFORMANCE



12M EAVES HEIGHT

14 DOCK & 3 LEVEL ACCESS DOORS

50KN/M2 FLOOR LOADING



WX-192 PROVIDES 192,019 SQ FT OF HIGH QUALITY WAREHOUSE SPACE, WHICH IS TARGETED TO ACHIEVE A BREEAM 'VERY GOOD' RATING AND EPC 'A' RATING.

| | | |
|------------------------------------|----------------------|--------------------|
| WAREHOUSE & GROUND FLOOR ANCILLARY | 171,169 SQ FT | 15,902 SQ M |
| 2-STOREY OFFICE | 9,860 SQ FT | 916 SQ M |
| 2-STOREY ANCILLARY SPACE | 10,990 SQ FT | 1,021 SQ M |
| TOTAL | 192,019 SQ FT | 17,839 SQ M |

NOT INCLUDING GATEHOUSE



2 MVA POWER SUPPLIED

SECURE YARD AND CAR PARK

127 CAR PARKING SPACES



FORWARD THINKING

THIS IS A NEXT-GENERATION FACILITY DESIGNED NOT ONLY FOR OPERATIONAL EXCELLENCE BUT ALSO WITH A STRONG EMPHASIS ON ENVIRONMENTAL SUSTAINABILITY AND INTEGRATION WITH THE LOCAL COMMUNITY, CREATING A PLACE THAT DELIVERS LASTING VALUE ON EVERY LEVEL.



28 EV CHARGING SPACES

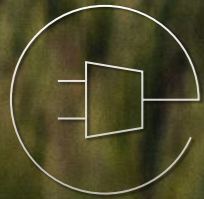
LED LIGHTING

10% ROOF LIGHTS

OUTDOOR AMENITIES AREA

LANDSCAPED ENVIRONMENT

NEWLY REFURBISHED



SOLAR PHOTOVOLTAICS

ESTIMATED ENERGY COST SAVINGS FROM THE PV 169KWP SYSTEM INSTALLED - **£40,560PA**
ADDITIONAL PV CAN BE INSTALLED SUBJECT TO AGREEMENT



BREEAM

TARGETED TO ACHIEVE A BREEAM 'VERY GOOD' RATING



EPC RATING

EPC IS RATED 'A'



OVER 5 MILLION PEOPLE WITHIN 45MINS

STRONG LOCAL LABOUR POOL AND EXCELLENT STAFF AMENITIES. THE NEARBY LEE VALLEY WHITE WATER CENTRE IS NOT ONLY A LEGACY LONDON OLYMPICS 2012 VENUE, BUT A TRANSFORMATIVE DESTINATION FOR STAFF WELLBEING.

WALTHAM CROSS IS ALSO SET TO BENEFIT FROM CROSSRAIL 2, FUTURE-PROOFING CONNECTIVITY BY DOUBLING TRAIN FREQUENCY AND ENHANCING ACCESS ACROSS THE REGION.



CROSSRAIL 2 WILL DOUBLE TRAIN FREQUENCY AT WALTHAM CROSS, CUT JOURNEY TIMES, ADD STEP-FREE ACCESS, & SUPPORT LOCAL REGENERATION



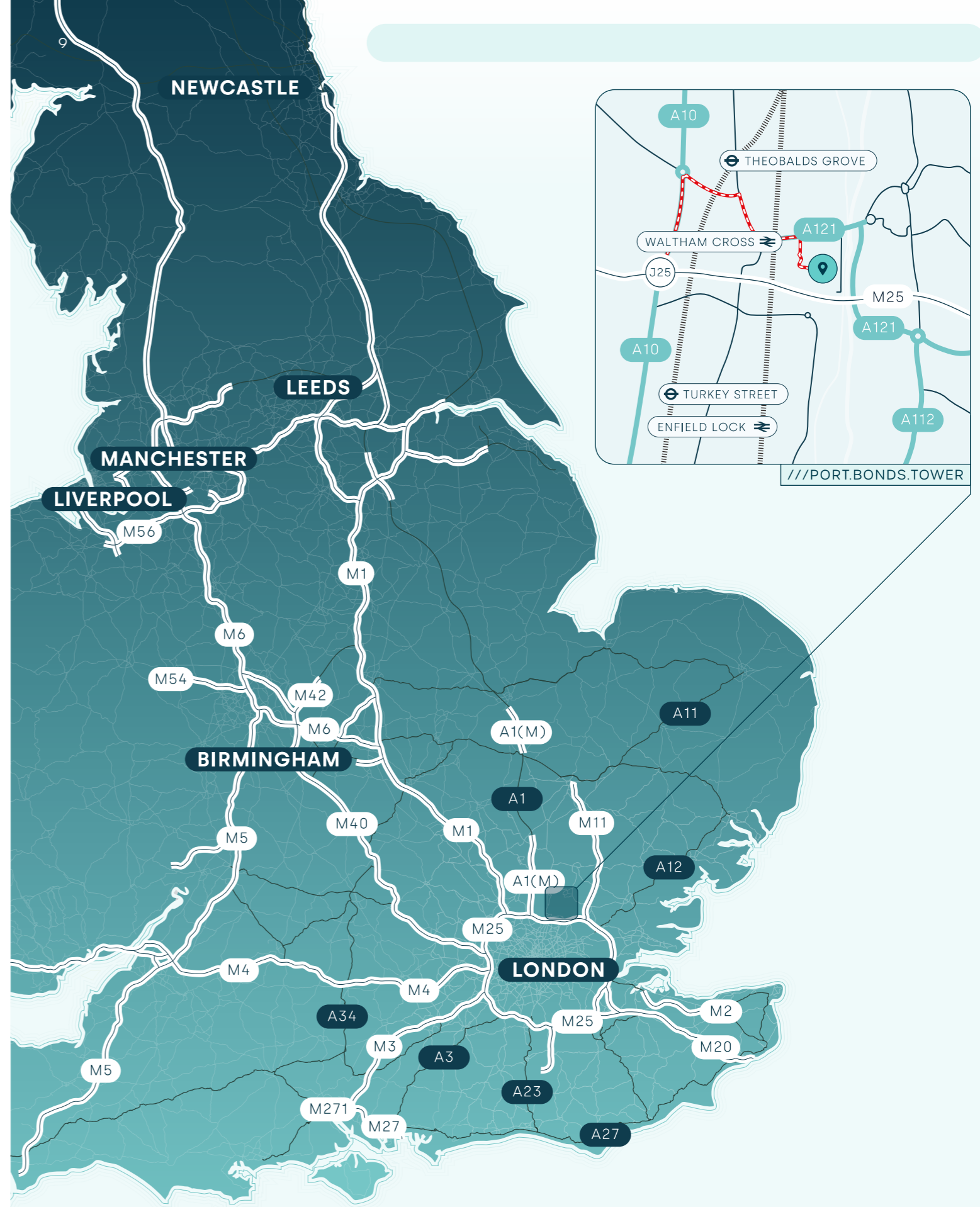
2,966 PEOPLE IN THE LOCAL AREA WORK WITHIN **TRANSPORT AND STORAGE**



130,353 PEOPLE LIVE WITHIN A 10-MINUTE DRIVE OF THE SITE AND OVER **FIVE MILLION PEOPLE LIVE WITHIN A 45-MINUTE DRIVE.**



OVER **75% OF THE GB POPULATION** IS REACHABLE WITHIN A **4.5-HOUR HGV DRIVE**, FOR QUICK NATIONAL DISTRIBUTION COVERAGE



PORT

LONDON GATEWAY - 30 MILES
TILBURY - 31 MILES

AIRPORTS

LONDON CITY - 23 MILES
STANSTED - 25 MILES
HEATHROW - 42 MILES

ROAD

M25 J25 - 2.5 MILES
A406 - 7 MILES
CITY OF LONDON - 25 MILES



NEW FORD ROAD

LEA ROAD

M25

WX-192

///PORT.BONDS.TOWER



MELINDA CROSS
MELINDA.CROSS@JLL.COM
07748 267 748

TOM WATKINS
TOM.WATKINS@JLL.COM
07917 093 167

RAJ SURESH
RAJ.SURESH@JLL.COM
07928 507 141

savills

HARRY STONEHAM
HARRY.STONEHAM@SAVILLS.COM
07870 999 263

BRIDGET OUTTRIM
BOUTTRIM@SAVILLS.COM
07788 188 870



MISREPRESENTATION ACT 1967. THE PARTICULARS ARE NOT TO BE CONSIDERED A FORMAL OFFER, THEY ARE FOR INFORMATION ONLY AND GIVE A GENERAL IDEA OF THE PROPERTY. THEY ARE NOT TO BE TAKEN AS FORMING ANY PART OF A RESULTING CONTRACT NOR BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT. WHILST EVERY CARE IS TAKEN IN THEIR PREPARATION NO LIABILITY CAN BE ACCEPTED FOR THEIR ACCURACY. INTENDING PURCHASERS MUST SATISFY THEMSELVES BY PERSONAL INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF THESE PARTICULARS WHICH ARE ISSUED ON THE UNDERSTANDING THAT ALL NEGOTIATIONS ARE CONDUCTED THROUGH SAVILLS AND JLL. JULY 2026. **DESIGNED BY CORMACKADVERTISING.COM**