

WX-192

191,948 sq ft AVAILABLE TO LET FROM Q3 2025



2MVA
POWER SUPPLY,
PLUS ADDITIONAL
PV PROVISION

Indicative computer-generated image

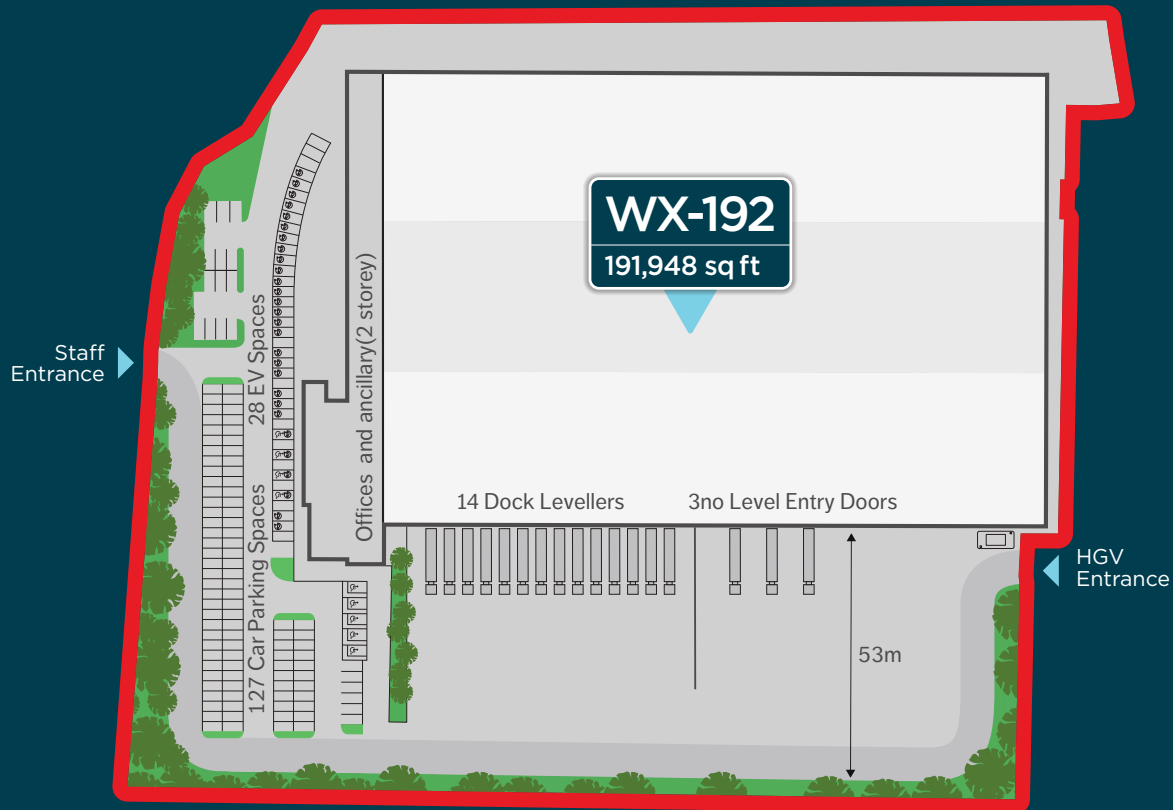
WX-192 UNIT 25, IO CENTRE, LEA ROAD, WALTHAM CROSS, HERTFORDSHIRE EN9 1AS

THE SITE



WX-192

SPECIFICATION



WX-192 provides 191,948 sq ft of high quality warehouse space, which is targeted to achieve a BREEAM 'Very Good' Rating.

-  15m eaves heights
-  127 car parking spaces
-  14 dock level doors
-  Secure yard and car parking
-  03 level access doors
-  Power 2.0MVA
-  50 kN/m2
-  EPC 'A' rating
-  28 EV spaces

 **PV**
169 KWP

ESTIMATED ENERGY COST SAVINGS FROM PV UP TO
£40,560 pa



ACCOMMODATION

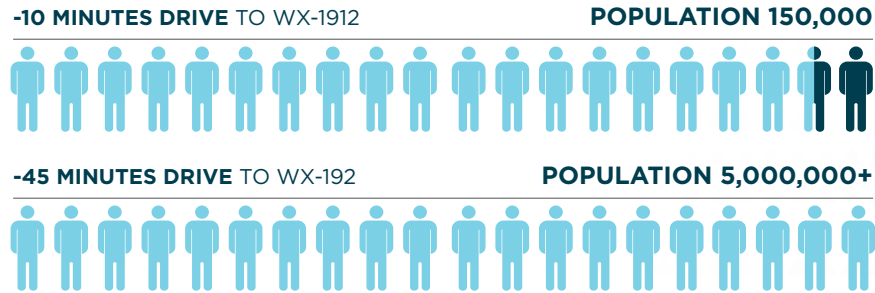
Ground floor and ancillary	174,742 sq ft	16,240 sq m
First floor office and ancillary	15,075 sq ft	743 sq m
Second floor ancillary	2,130 sq ft	743 sq m
TOTAL	191,948 sq ft	17,839 sq m

GROSS EXTERNAL AREA (GEA)

LABOUR

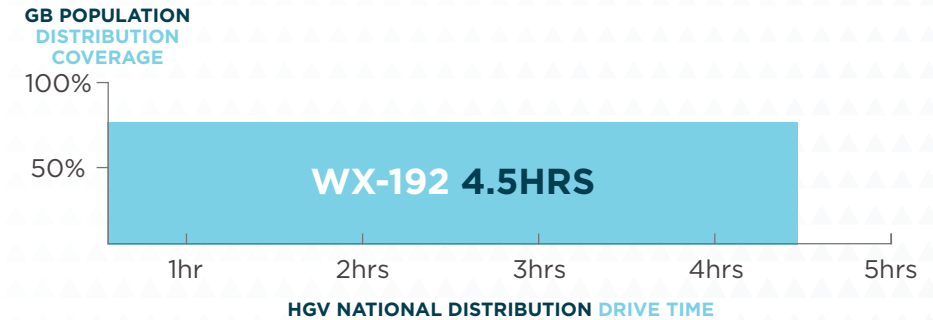


130,353 people live within a 10-minute drive of the site and over five million people (**5,102,495**) live within a 45-minute drive.

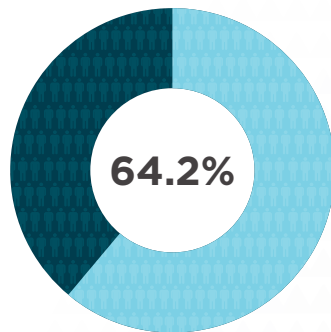


Source: TBC

Within a **4.5 hour HGV drive time** from the site, over **75% of the GB population** can be reached. This demonstrates excellent coverage for a national distribution facility.



In 2023 the economically active population stood at **948,512** within a 30 minute drive. This equates to **64.2%** of the population which is higher than the total across GB (**60.7%** of all people are economically active).

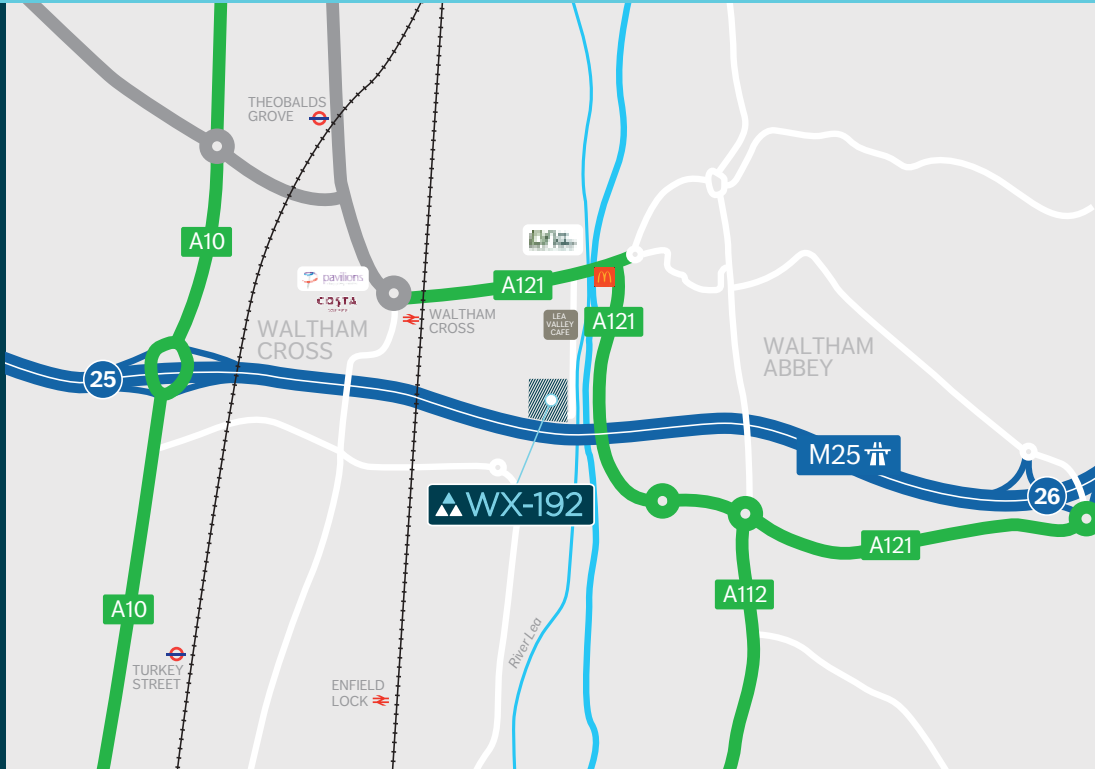


WX-192 ECONOMICALLY ACTIVE POPULATION IN 2023



LOCAL OCCUPIERS



ACCESSIBILITY



 ROAD	Distance	 AIRPORTS	Distance
Waltham Cross Station	1.2 miles	City	23.2 miles
M25 J25	2.5 miles	Heathrow	42.4 miles
M25 J26	3.2 miles	Stansted	25.1 miles
M25 J23 (A1)	10.7 miles	Gatwick	60.5 miles
M25 J21 (M1)	18 miles		
A406 North Circular	6.6 miles		
City of London	24.7 miles	 Waltham Cross Station	16 minutes walk
West End	25.6 miles		

 RAIL	Distance	 PORT	Distance
Waltham Cross (Greater Anglia)	1.2 miles	Tilbury	30.5 miles
Tottenham Hale (Greater Anglia, TFL)	9.3 miles	London Gateway	29.6 miles
Enfield Lock	2.9 miles		

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