

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:

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

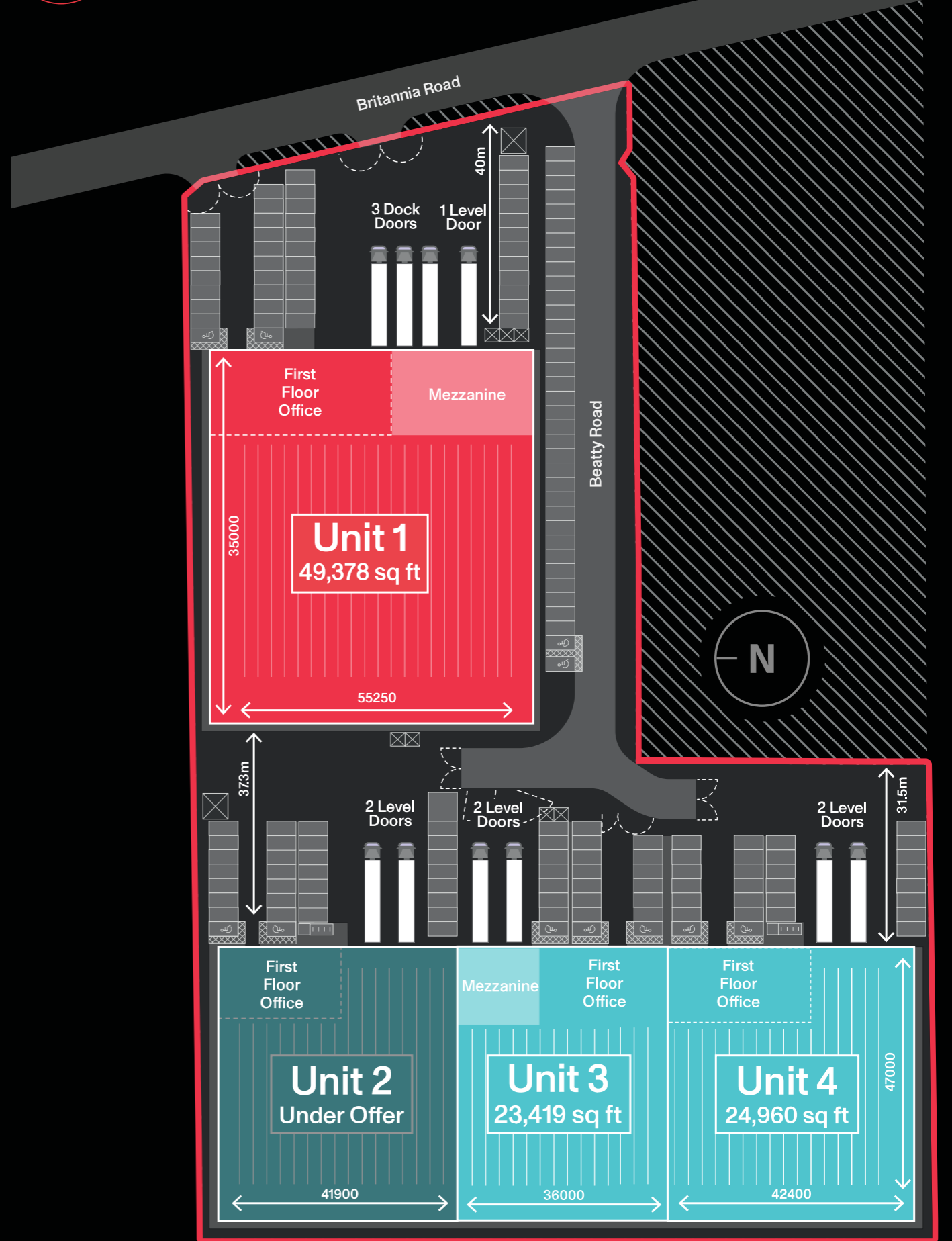


Unit One

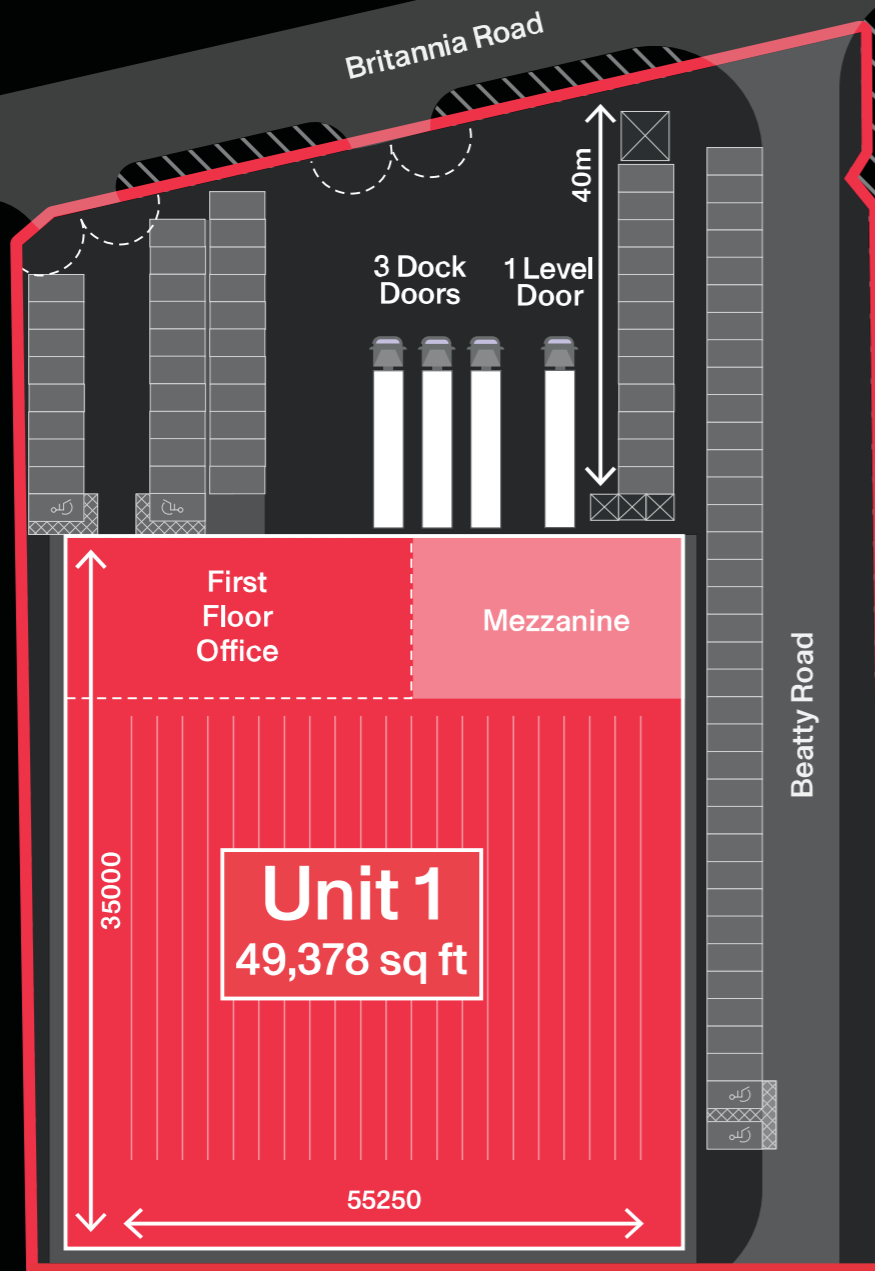
Built to Accommodate



1.8 MVA 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



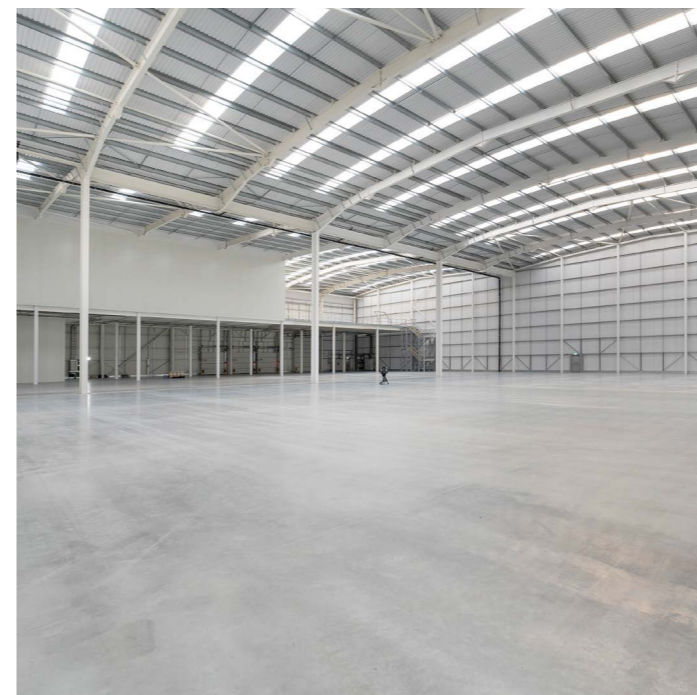
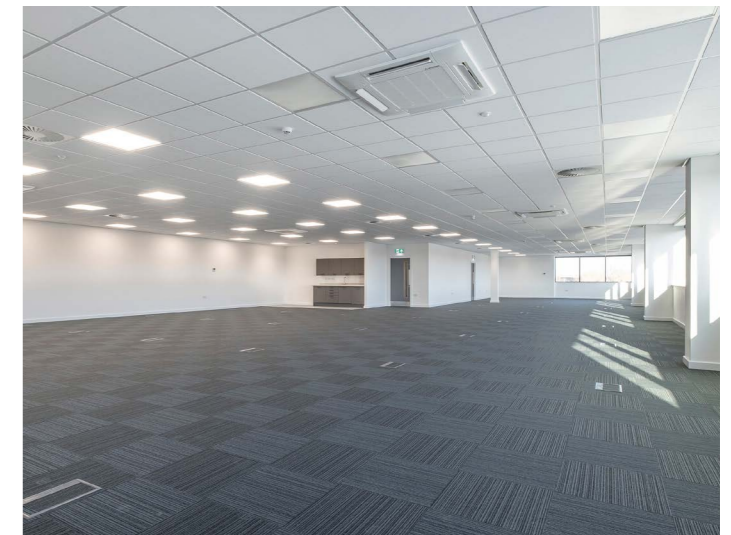
40m Secure Yard Depth

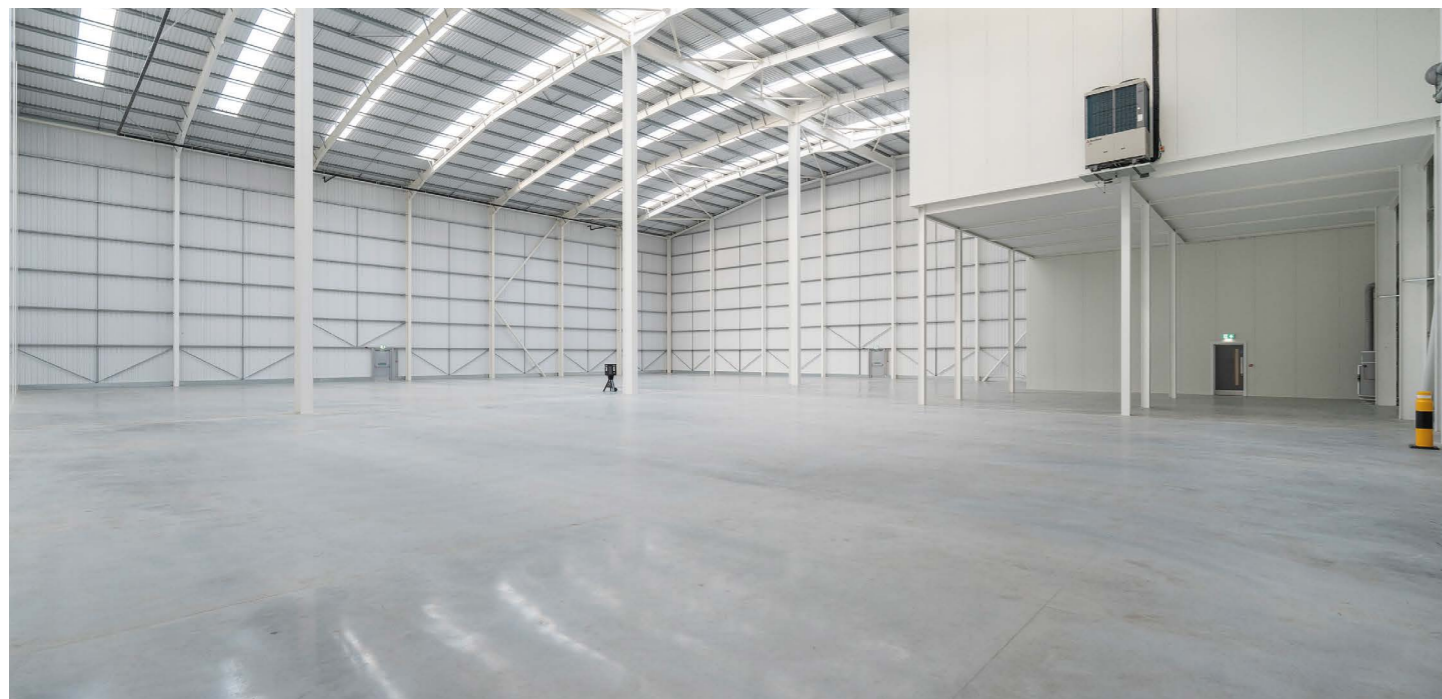
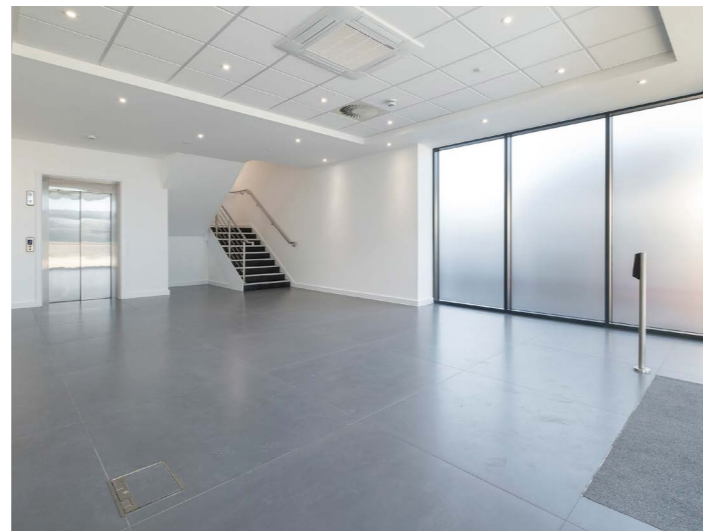
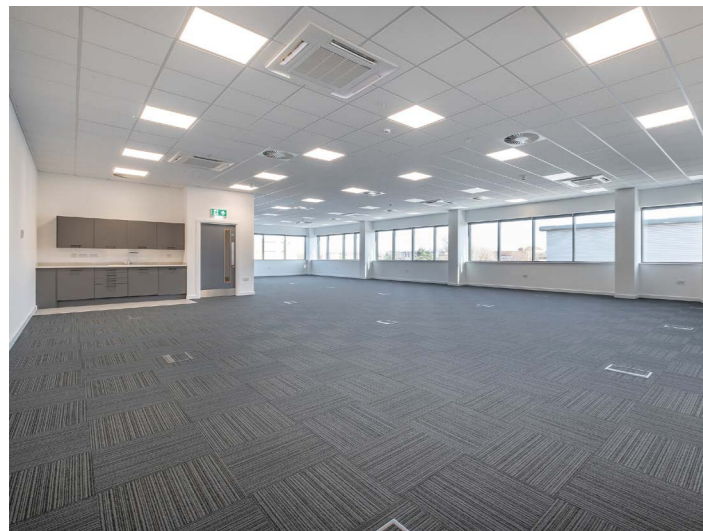


59 Car Parking Spaces

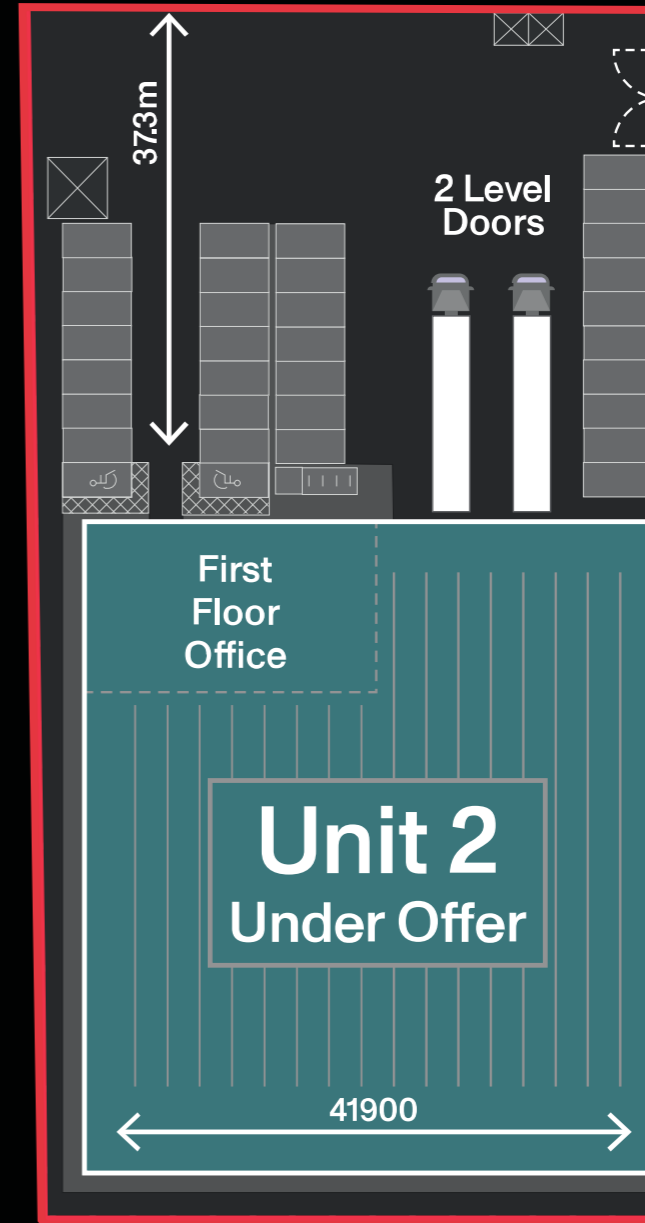


1.35 MVA Power





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



31.5m Secure Yard Depth



29 Car Parking Spaces

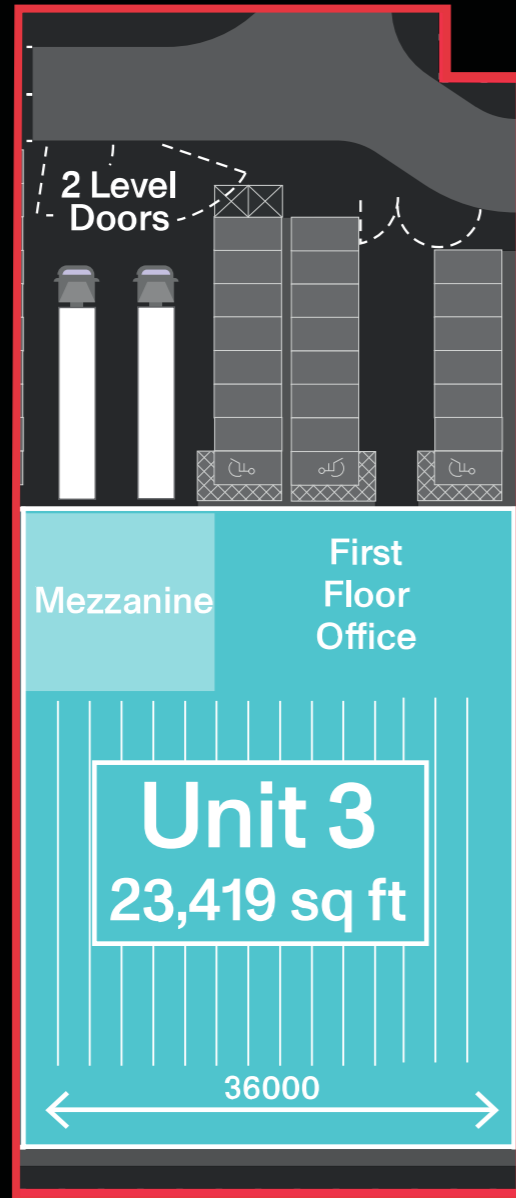


170 kVA Power



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



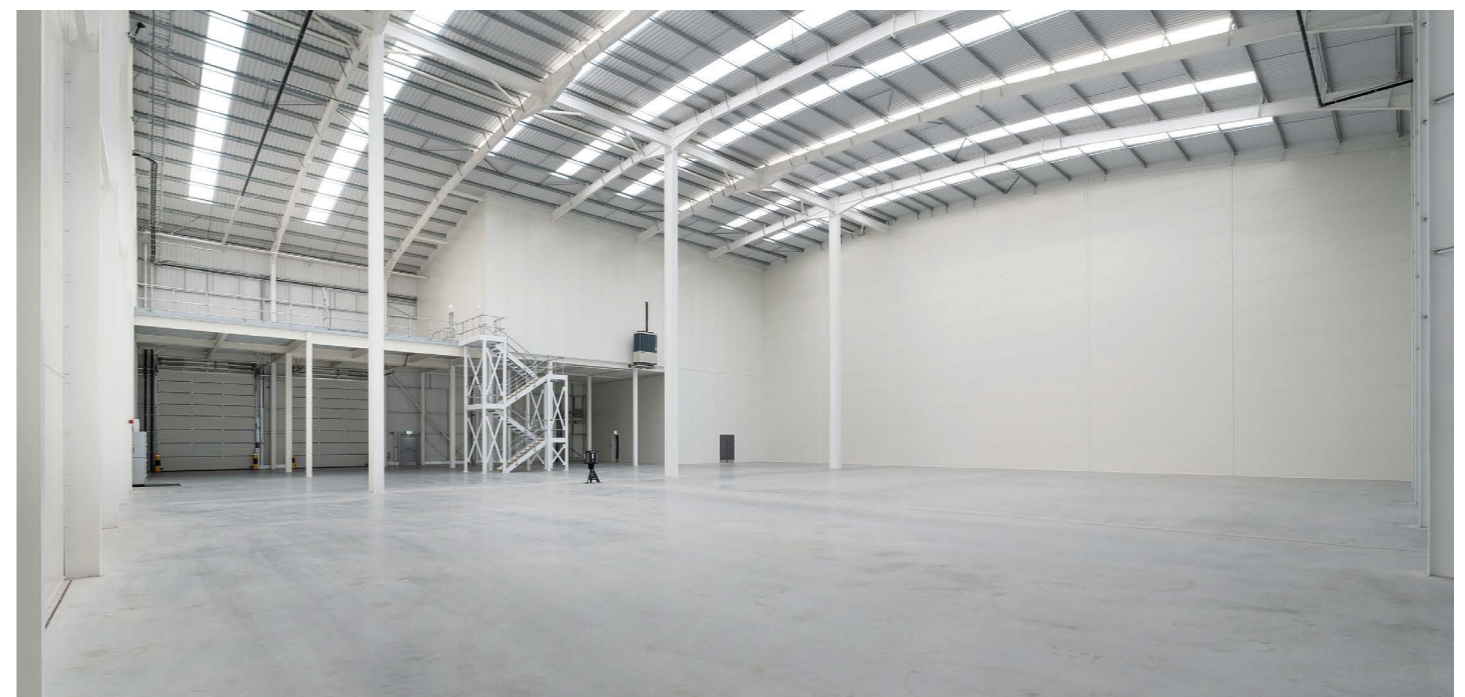
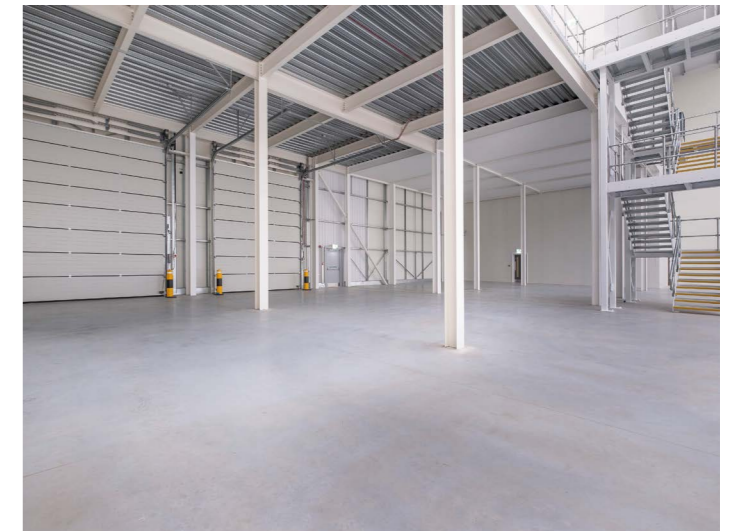
22 Car Parking Spaces

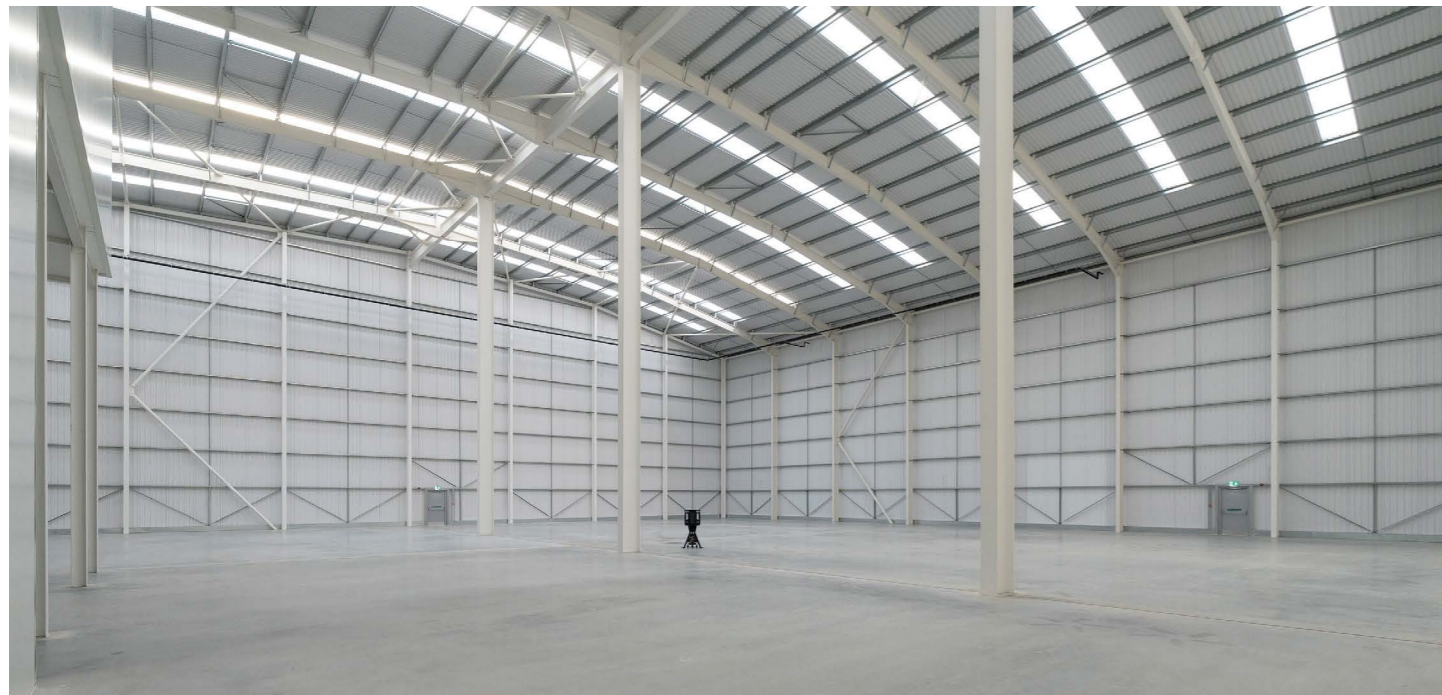


145 kVA Power

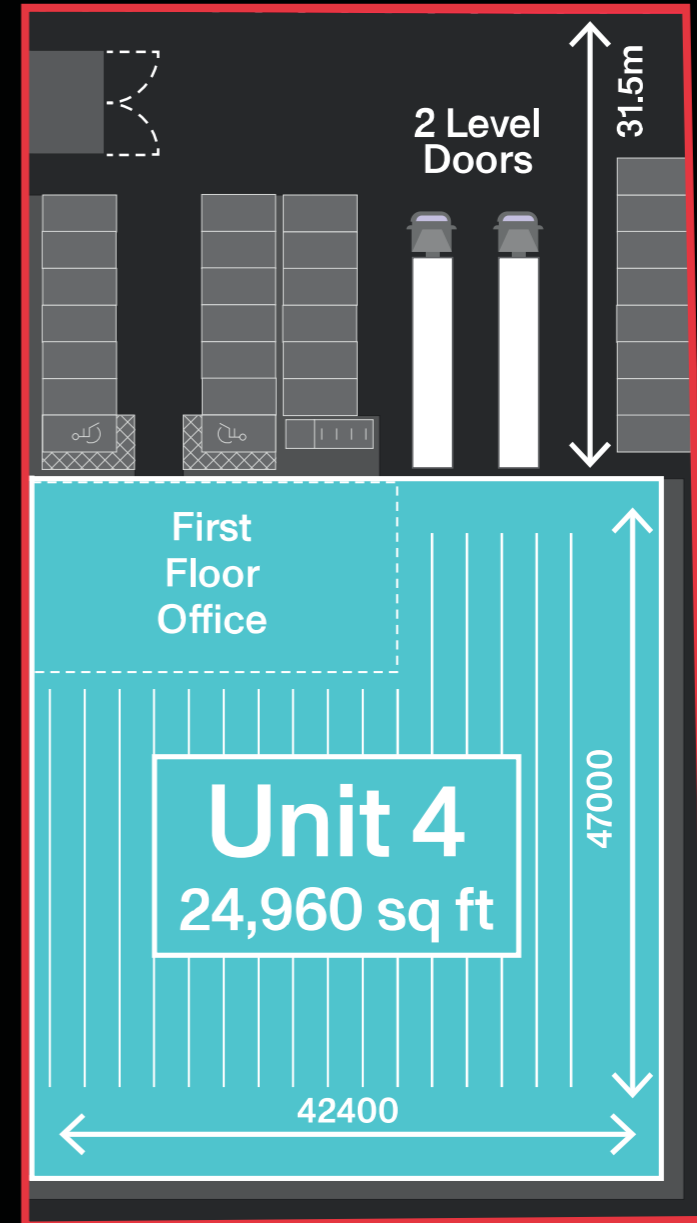


Ability to Combine Units





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



37.3m Secure Yard Depth



33 Car Parking Spaces



160 kVA Power



Ability to Combine Units

Built to Connect

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

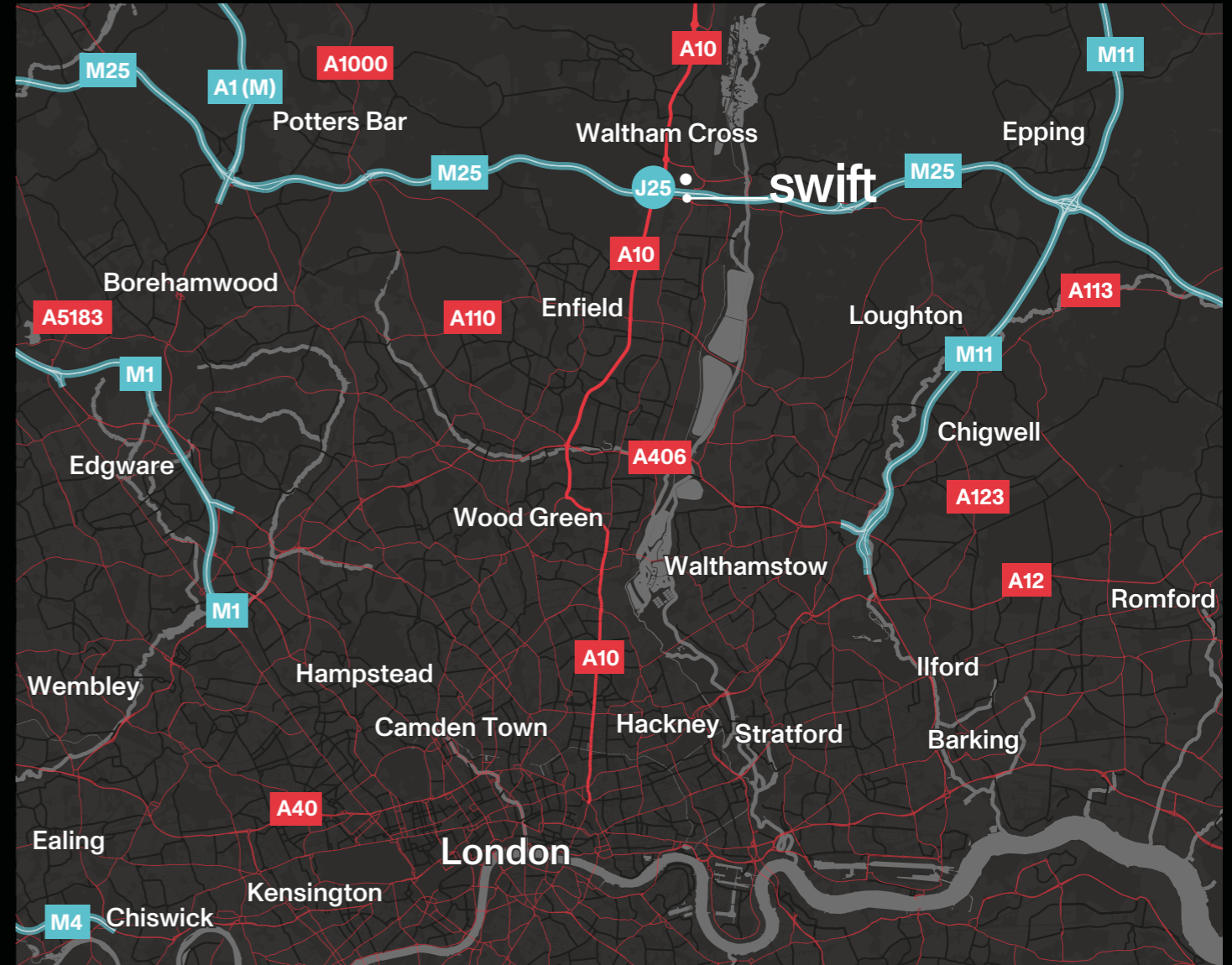
Swift is situated just 1.3 miles from the A10, providing immediate access to an extensive transport network for efficient distribution. Additionally, a substantial workforce and consumer base are within easy reach.



Waltham Cross, Beatty Road, EN8 7UD



What3Words /// Take.Join.Extra



Drive Times

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	Tottenham Hale	8.5	35	London Gateway	29	40
Stansted	24	32	Liverpool Street	14	33	Port of Tilbury	30	42
Luton	31	38	King's Cross	14.2	36	Port of Dover	83.8	84
Heathrow	35	50	Oxford Street	15.4	41			

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. October 2024. Design by CORMACK - cormackadvertising.com



WRENBRIDGE

Morgan Stanley

swiftm25.co.uk