

Industrial / Warehouse Units

23,325 - 110,925 SQ FT

Colliers

TO LET

Unit A, B & C Waltham X

Waltham Cross, EN8 7LX

- 10-12m clear internal height
- Dock & level access loading doors
- Ample allocated car parking
- Secure, self-contained yards
- EV charging points
- Up to 42.5m yard depth
- 114 car parking spaces
- Existing fit-out potentially available
- Fast access to M25

Contact Us

Katie Milburn
Senior Surveyor
07345 123414
katie.milburn@colliers.com

Tim Harding
Director
07860 180328
Tim.Harding@colliers.com

colliers.com/uk/industrial



Location

Units A, B & C Waltham X are located in Waltham Cross and benefit from excellent prominence along the M25. The site has fast access to junction 25 of the M25, providing strong connectivity onto major arterial roads including the A10, M11, A1(M) and M1.

The site sits adjacent to Waltham Cross train station providing excellent public transport links into Central London and beyond.

Description

Units A, B & C comprise modern industrial / warehouse units with integrated office accommodation, offering flexible floor space in a prime North London location.

Units A & B benefit from 12m clear internal height. Unit A has 3 level access loading doors and Unit B has 2 docks and 2 level access loading doors. At its max depth, the yard measures 42.5m deep and the two units have 89 car parking spaces. A&B can be taken as a self-contained facility and benefits from a gatehouse to the front of the site.

Unit A is currently fitted with a frozen room (250 pallet capacity), two chilled rooms (500 pallet capacity), a chocolate room (150 pallet capacity) and ambient regular back-to-back racks (1680 pallet capacity). Unit B is fitted with VNA racking (4330 pallet capacity) and drive in racking (1260 pallets) and there is a mobile 12-container frozen warehouse on the yard (300 pallet capacity).

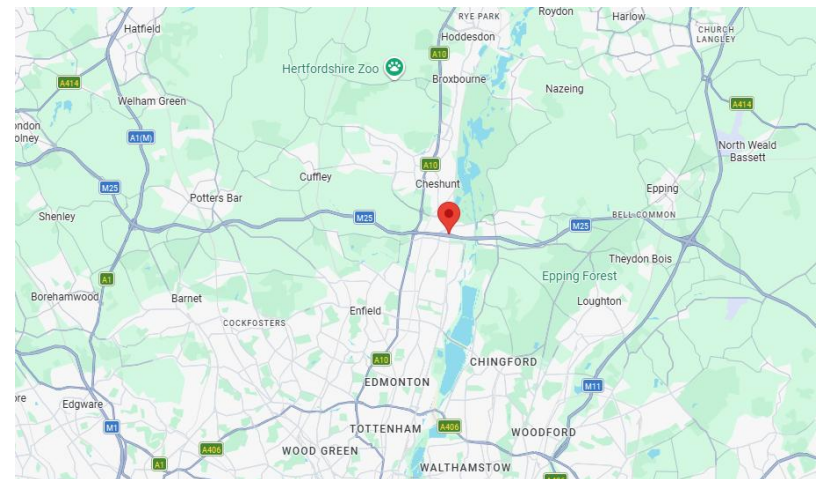
Unit A & B cold rooms, electricity, fire and racking investments were renewed / renovated in 2025.

Unit C benefits from 10m clear internal height, has 2 level loading doors, 36.5m yard depth and 25 car parking spaces. The unit is fitted with racking (1630 pallet capacity) and pick phase at the ground level.

The existing fit-out may be available to interested parties.

ACCOMMODATION

Areas (GEA)	WAREHOUSE	OFFICE	PLANT	SQ FT
Unit A	33,666	5,065	977	39,708
Unit B	39,917	6,227	1,748	47,892
Unit C	19,460	3,865	-	23,325
Total	93,043	15,157	2,725	110,925



Terms

The units are available by way of sub-lease or assignment of the existing leases, expiring September 2031. Alternatively, new leases may be available directly from the Landlord.

Business Rates

Available on request.

Service Charge

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

EPC

A copy of the EPC is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All prices and other costs quoted exclusive of VAT.



Katie Milburn
Mobile: 07345 123414
Email: katie.milburn@colliers.com

Tim Harding
Mobile: 07860 180328
Email: tim.hardingt@colliers.com

Joint Agent – Knight Frank:

Charles Binks
Charles.Binks@knightfrank.com

James Maskey
James.Maskey@knightfrank.com

Victoria Forster
Victoria.Forster@knightfrank.com

Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. Colliers is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 95 Wigmore Street, London, W1U 1FF. June 2026.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.



Katie Milburn
Mobile: 07345 123414
Email: katie.milburn@colliers.com

Tim Harding
Mobile: 07860 180328
Email: tim.hardingl@colliers.com

Joint Agent – Knight Frank:

Charles Binks
Charles.Binks@knightfrank.com

James Maskey
James.Maskey@knightfrank.com

Victoria Forster
Victoria.Forster@knightfrank.com

Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. Colliers is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 95 Wigmore Street, London, W1U 1FF, June 2026.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.