



P4

PRINCE HOUSE

M25 | WALTHAM CROSS | EN8 7LX

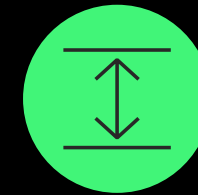


**NEWLY DEVELOPED  
13,777 SQ FT WAREHOUSE  
WITH VIEWS FROM THE M25  
AVAILABLE NOW**





**FIRST &  
SECOND FLOOR  
OFFICES**



**EAVES HEIGHT  
10.3M**



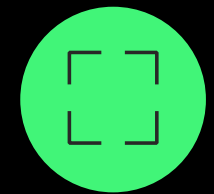
**ELECTRIC  
ROLLER  
SHUTTER DOOR**



**BREEAM  
'EXCELLENT'  
CERTIFICATION**



**9 CAR PARKING  
SPACES (INC. 2  
EV SPACES)**



**SITE AREA  
0.5 ACRES**



## DESCRIPTION

A newly developed, detached and prominent industrial and logistics warehouse extending to 13,777 sq ft and developed to a high specification, to include 10.3M eaves.

The warehouse occupies a 0.5 acre site and provides a reinforced concrete floor, an electric roller shutter door leading to an undercroft within the warehouse, a ground floor lobby area with first and second floor offices and there is a passenger lift servicing ground to second floors.

The offices are fitted to Cat A, with WCs on ground (predominantly for warehouse use), first and second floors as well as tea-points being fitted on each floor.

The external areas provide 9 car parking spaces and a loading / unloading area capable of acting as an ample external storage area.

ESG has been at the centre of the unit's construction with solar PV panels and EV charging points being fitted and a target BREEAM certification of 'Excellent'.

# LOCATION

The property is well located in an established industrial area within a 2-minute walk of Waltham Cross Railway Station and prominently positioned with visibility from the M25.

The unit is well-served by local amenities along Waltham Cross High Street as well as retail parks and supermarkets located nearby in Waltham Abbey.

The unit is accessed from Station Road, which connects to the A10 within a 3-minute drive or the M25 within a 5-minute drive.

# ACCOMMODATION

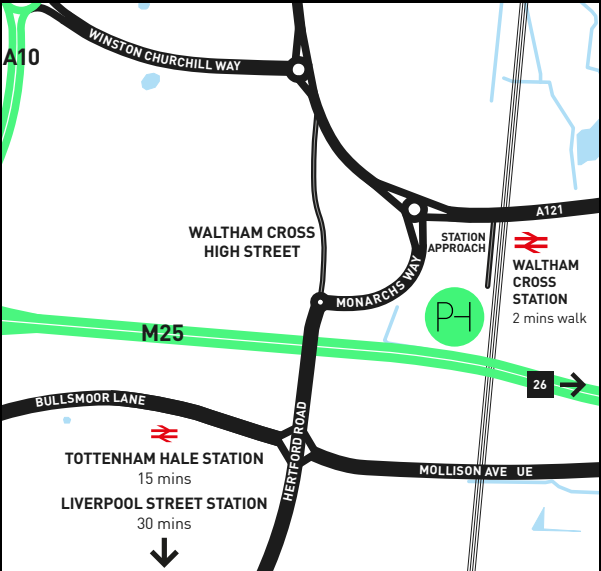
The property has a Gross External Area (GEA) and accommodation comprising of:

|                  | SQ FT  | SQ M  |
|------------------|--------|-------|
| Warehouse        | 11,287 | 1,048 |
| 1st Floor Office | 1,245  | 116   |
| 2nd Floor Office | 1,245  | 116   |
| TOTAL            | 13,777 | 1,280 |

# CONNECTIVITY

Waltham Cross is very well located via both the M25 motorway and A10 carriageway. The M25 provides a network around the whole of the south east of England.

The unit is within a 30 minute drive of the M1 (via M25), which serves as the principal motorway linking the north and south. The A10 leading north provides a number of road connections to Hertfordshire, Essex and the east of England. The A10 leading south into Central London provides a strategic 'last mile' location, being within a 1-hour drive of the City of London.



## ROAD

**JUNCTION 25 OF M25**  
2.1 MILES / 7 MINS

**M25 AND M1**  
OFFERING CONVENIENT  
ACCESS INTO CENTRAL  
LONDON

## AIR

**LONDON CITY**  
13.2 MILES

**LONDON HEATHROW**  
23.5 MILES

## RAIL

**WALTHAM CROSS STATION**  
0.3 MILES / 2 MINS WALK

**TOTTENHAM HALE STATION**  
15 MINS

**LIVERPOOL STREET**  
30 MINS



## CONTACTS

For further information please contact:



Derrick  
Wade Waters

**JACK BOOTH**

jbooth@sbyre.com  
07739 751 830

**JAMES ISSAKO**

ji@dww.co.uk  
07817 269 490

**JOSH GARWOOD**

jgarwood@sbyre.com  
07943 176 189

**SIMON BEETON**

scb@dww.co.uk  
07976 523 373

## VIEWINGS

Viewings to be arranged via the joint agents.

## BUSINESS RATES

Upon Enquiry.

## TERMS

Flexible terms available subject to covenant.  
Pricing available on application.

## EPC

To be supplied following completing.

### Important Notice

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and SBY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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