

# max50

PLATINUM WAY,  
WALTHAM CROSS, EN8 8YD

**UNDER 1 MILE TO J25 M25  
BRAND NEW INDUSTRIAL WAREHOUSE  
TO LET / FREEHOLD TURNKEY**

**49,485 SQ FT**  
**///ICON.COOL.UNDER**



# BRAND NEW HIGH SPECIFICATION MID BOX UNIT

MAX 50 is situated less than 1 mile north of Junction 25 of the M25, providing unrivalled access to London and the wider road networks. With direct access from the A10, the site is within close proximity of the thriving industrial regions of Waltham Cross and Enfield, home to renowned occupiers such as Ocado, Iceland, John Lewis, Delta Group, Reynolds, Royal Mail, Tesco, XPO Logistics and Yodel.

The site is adjacent to Broxbourne Council's newly opened Enterprise Centre, a proposed 665,000 SQ FT data centre and Sunset Waltham Cross Studios, the world class studio complex which is now under construction.



Wickes

HOMEBASE

WALTHAM CROSS STATION

newsprinters

LONDON

M25 J25

A121

SOUTH

Sunset  
WALTHAM CROSS STUDIOS  
UNDER CONSTRUCTION

THEOBALDS GROVE STATION

PUBLIC FOOTPATH

ACCESS TO M25 UNDER 1 MILE

B198

A10

max50

NORTH

THEOBALDS ENTERPRISE CENTRE

PROPOSED DATA CENTRE

# SUSTAINABILITY AT THE CORE

MAX 50 will be constructed to the highest sustainable standards, targeting BREEAM Excellent and a minimum of EPC A.

The unit will be delivered as Net Zero Ready with capacity for the occupier to achieve Net Zero in Operation.



TARGET BREEAM  
EXCELLENT



MINIMUM  
EPC A



EXTERIOR  
GREEN WALL



SOLAR PV  
ARRAY



30 CYCLE  
PARKING



12 EV CHARGING  
SPACES



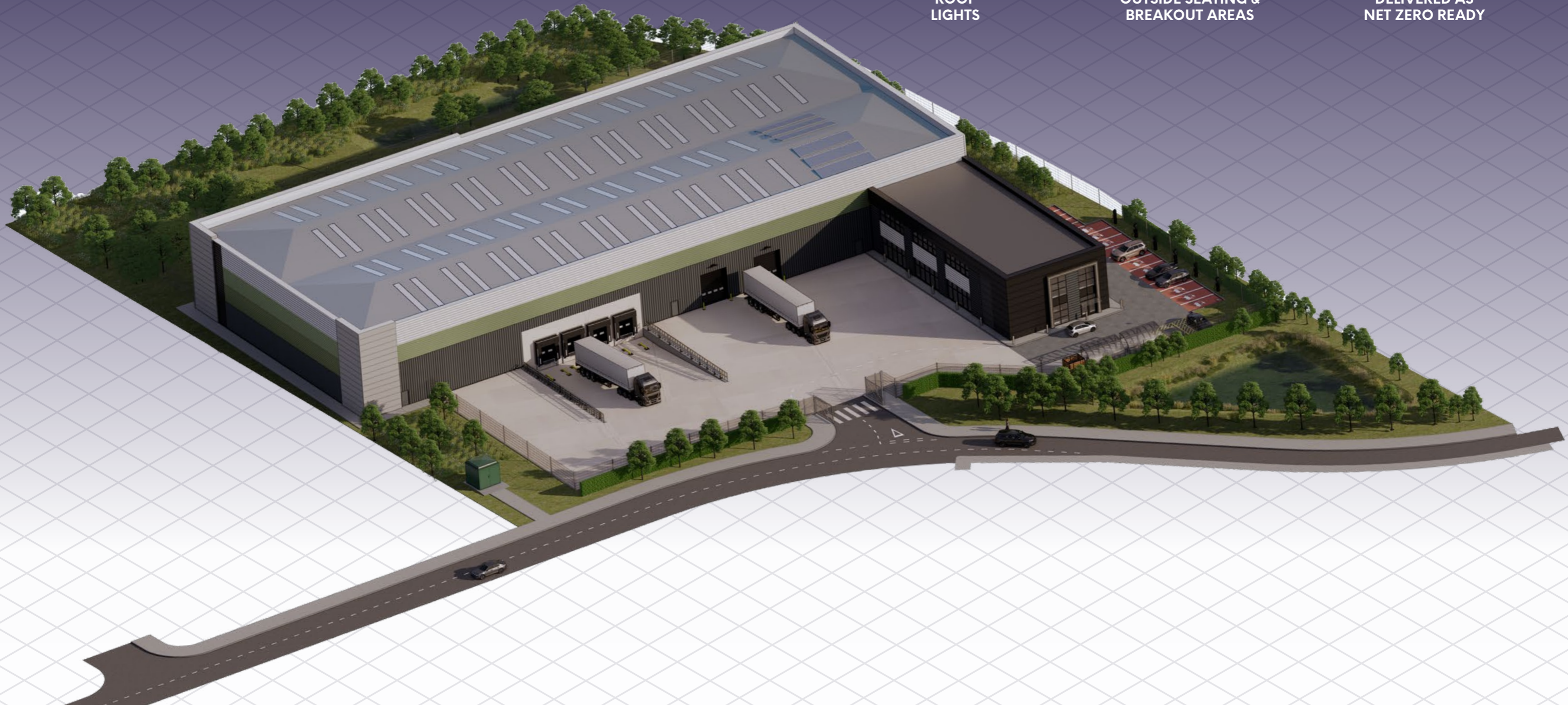
ROOF  
LIGHTS



OUTSIDE SEATING &  
BREAKOUT AREAS



DELIVERED AS  
NET ZERO READY



# MAXIMISE YOUR SPACE

- >< High specification warehouse
- >< 49,485 Sq Ft GIA
- >< B1, B2 & B8 employment space
- >< 3.55 acres

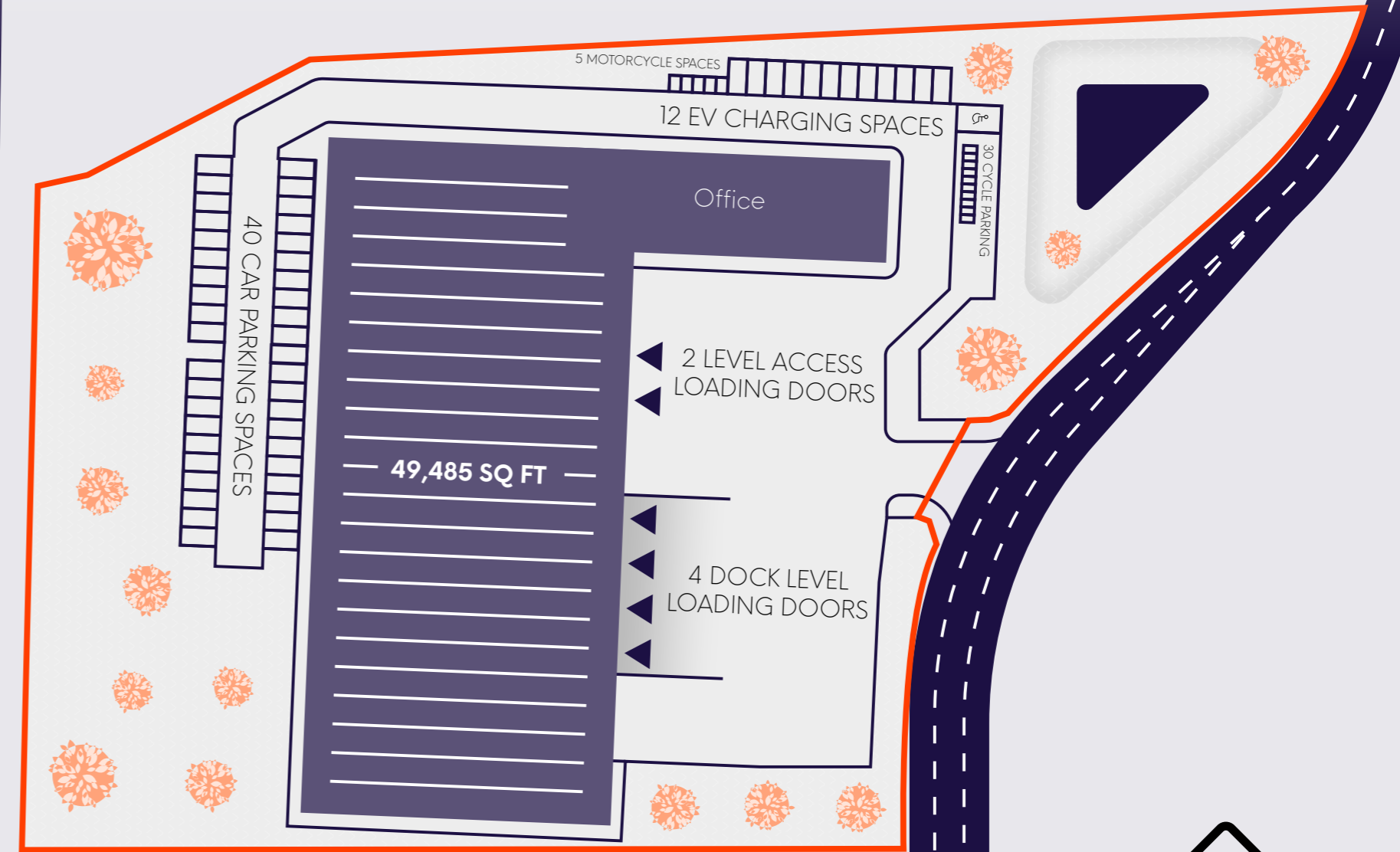


Max 50	Sq Ft
Warehouse	42,065
Office	7,420
<b>Total</b>	<b>49,485</b>

-   
**10M HAUNCH  
HEIGHT**
-   
**4 DOCK  
LOADING DOORS**
-   
**OFFICE  
SPACE**
-   
**SECURE  
YARD 35M**

-   
**5 MOTORCYCLE  
SPACES**
-   
**UP TO  
700KVA**
-   
**2 LEVEL  
ACCESS DOORS**
-   
**54 CAR  
PARKING SPACES**

**A10**







**A10**



# STRATEGICALLY LOCATED



			
<b>London Gateway</b> 41 mins 36.1 miles	<b>Stansted</b> 28 mins 26.7 miles	<b>M25</b> 2 mins 2.3 miles	<b>Enfield</b> 8 mins 3.9 miles
<b>Felixstowe</b> 89 mins 83.1 miles	<b>London City</b> 34 mins 26.1 miles	<b>J6 M11</b> 10 mins 10.4 miles	<b>London</b> 45 mins 11.7 miles
<b>Southampton</b> 110 mins 100 miles	<b>Luton</b> 34 mins 31.3 miles	<b>A1</b> 14 mins 9.1 miles	<b>Stratford</b> 30 mins 24.4 miles
<b>Ellesmere</b> 213 mins 204 miles	<b>Heathrow</b> 47 mins 39.6 miles	<b>J6A M1</b> 18 mins 19.2 miles	<b>Park Royal</b> 49 mins 26.4 miles

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