

BRITANNIA ROAD | WALTHAM CROSS | EN8 7NY
AVAILABLE NOW
FOR SALE / TO LET

BEST IN CLASS UNIT – 61,397 SQ FT
AXISWALTHAM.CO.UK

 2 MVA Power

A X I S

W A L T H A M

AXIS: The Pivot Point for Opportunity

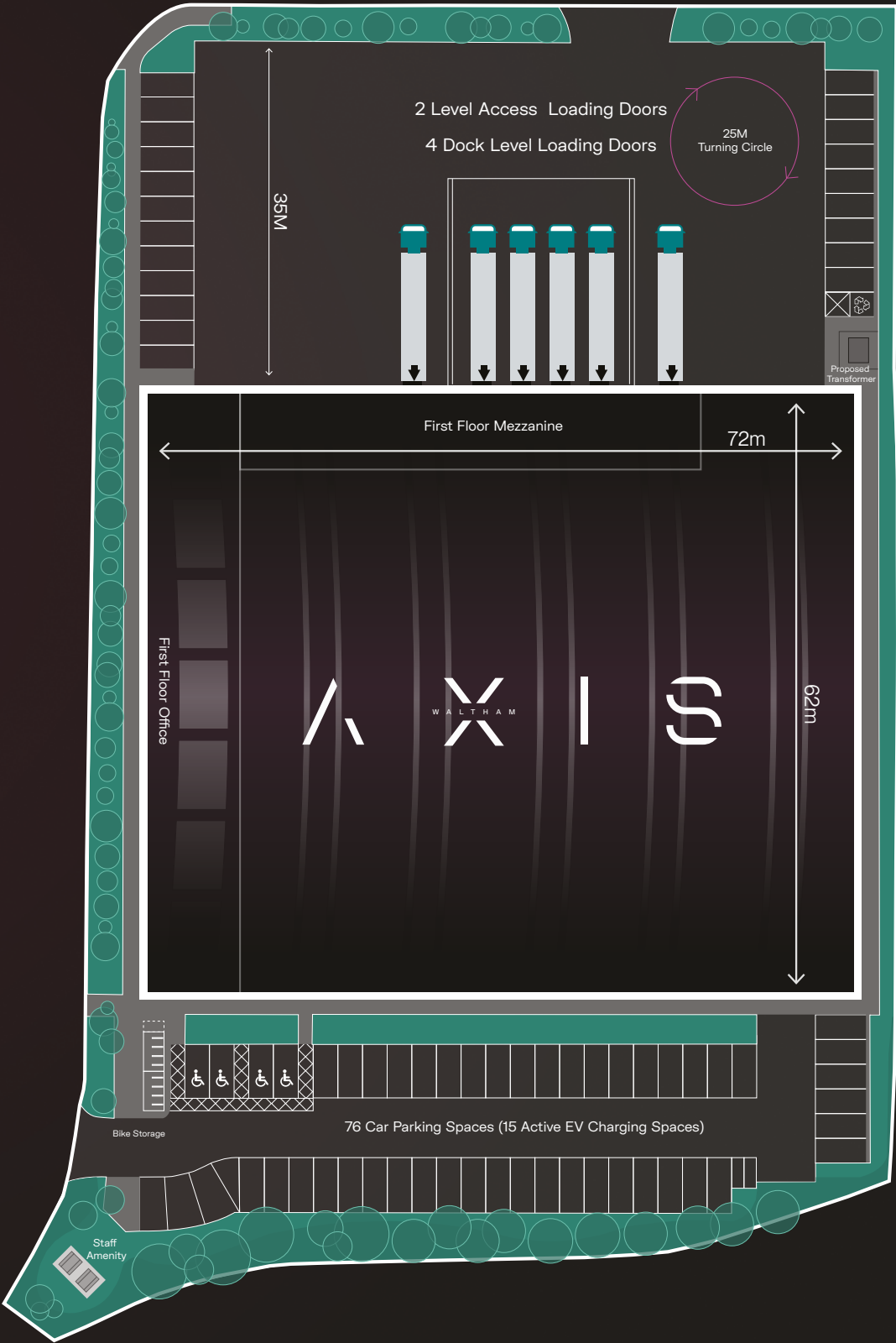
A new Grade A Warehouse & Logistics opportunity on a self-contained plot of 2.56 acres with a building totalling 61,397 sq ft. Built to the highest specification with 12m eaves height, 2MVA of power, EPC A+ and other standout features.



M
A
I
L
A
W

The Hub of Possibilities

Situated alongside the M25, with excellent access to Junctions 25 and 26, the site is just a two-minute walk from Waltham Cross train station, providing direct and frequent connections to Central London. Additionally, Waltham Cross High Street, with its wide range of amenities, is easily accessible from the site.



x2 Level Access Loading Doors

x4 Dock Level Loading Doors

Self-Contained Yard

PV Panels

EV Charging

'BREEAM' Outstanding

2 MVA Power

EPC A+

AXIS	SQ M	SQ FT
Ground Floor	4,526	48,722
First Floor Office	613	6,600
First Floor Mezzanine	483	5,197
Second Floor Plant Room	82	878
Total (GEA)	5,704	61,397

76 Car Parking Spaces

Min. 12m Clear Internal Height

Designed & Engineered To Deliver

A

X

I

S

Racking Plan [Download Here](#)

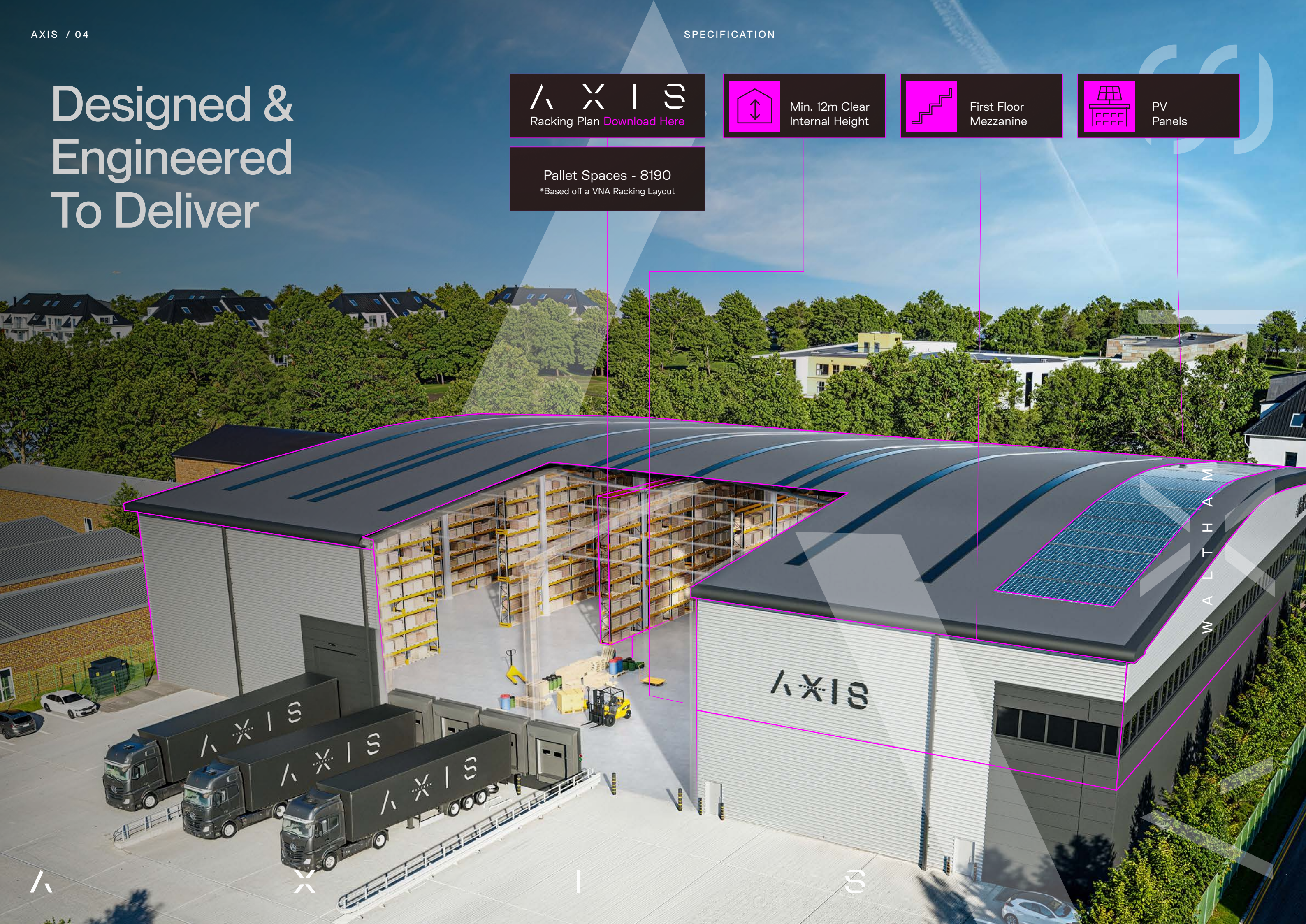
Min. 12m Clear Internal Height

First Floor Mezzanine

PV Panels

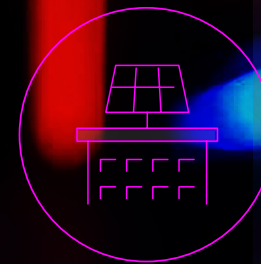
Pallet Spaces - 8190

*Based off a VNA Racking Layout



Sustainable Technologies & Environmental Impact

Sustainable features include photovoltaics on the building, LED lighting and the installation of EV charging points, all of which contribute to a reduction in energy use and CO2. Targeting ratings of BREEAM 'Outstanding' and EPC Rating 'A+'.



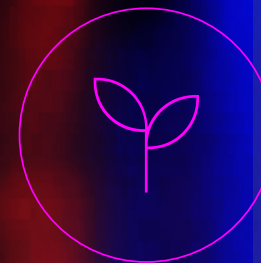
Photovoltaic (PV) Panels:
Renewable energy
from solar power



LED Lighting:
Energy-efficient
lighting solutions



EV Charging Points:
Infrastructure for
electric vehicles



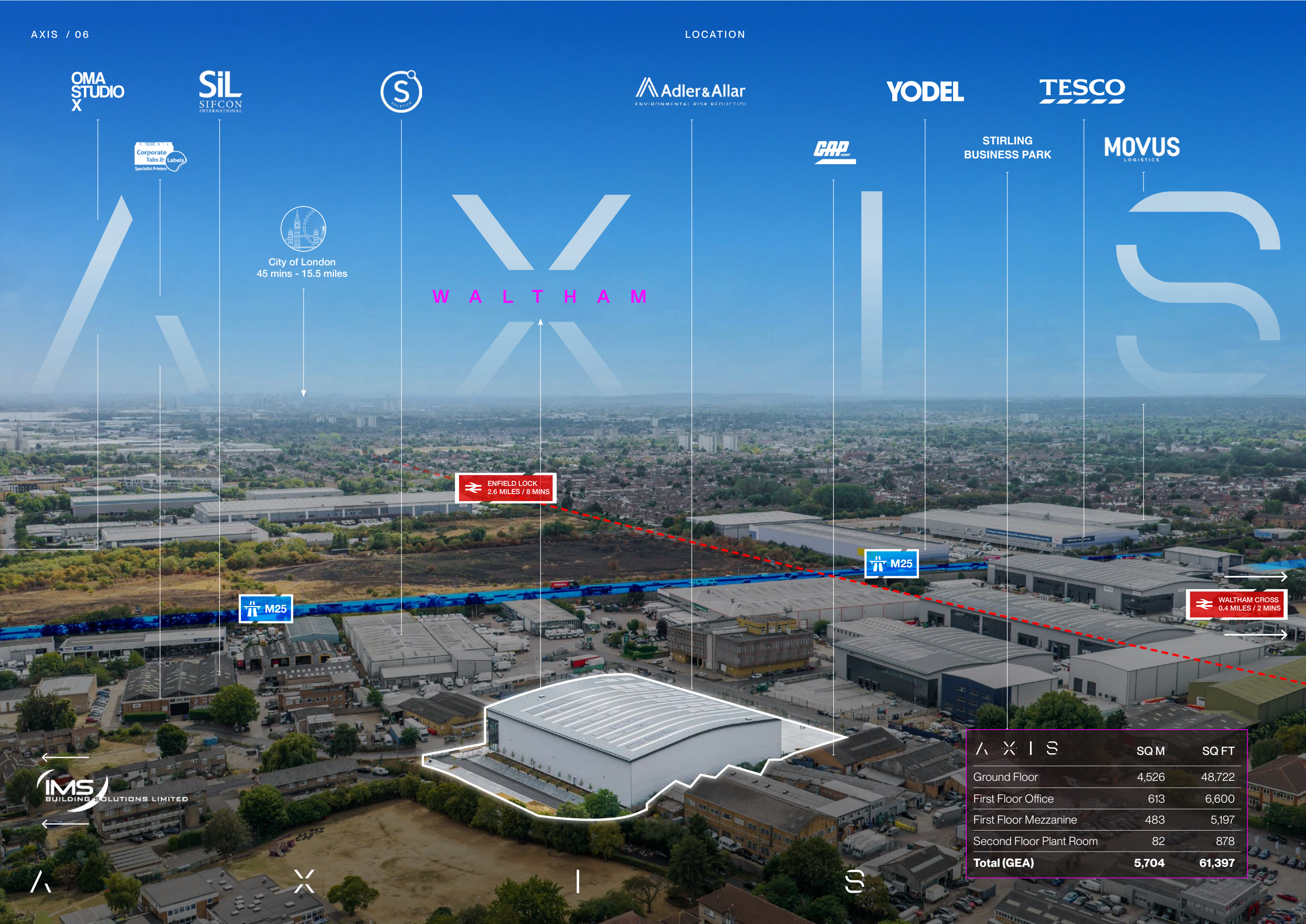
Reduced Energy Use:
Lower energy consumption



BREEAM 'Outstanding' Rating:
High sustainability standards



EPC Rating 'A+':
Exceptional energy efficiency



OMA
STUDIO
X

SiL
SIFCON
INTERNATIONAL



Adler & Allar
ENVIRONMENTAL RISK REDUCTION

YODEL

TESCO

MOVUS
LOGISTICS

Corporate
Tabs & Labels
Specialist Printers



City of London
45 mins - 15.5 miles

W A L T H A M

ENFIELD LOCK
2.6 MILES / 8 MINS

M25

M25

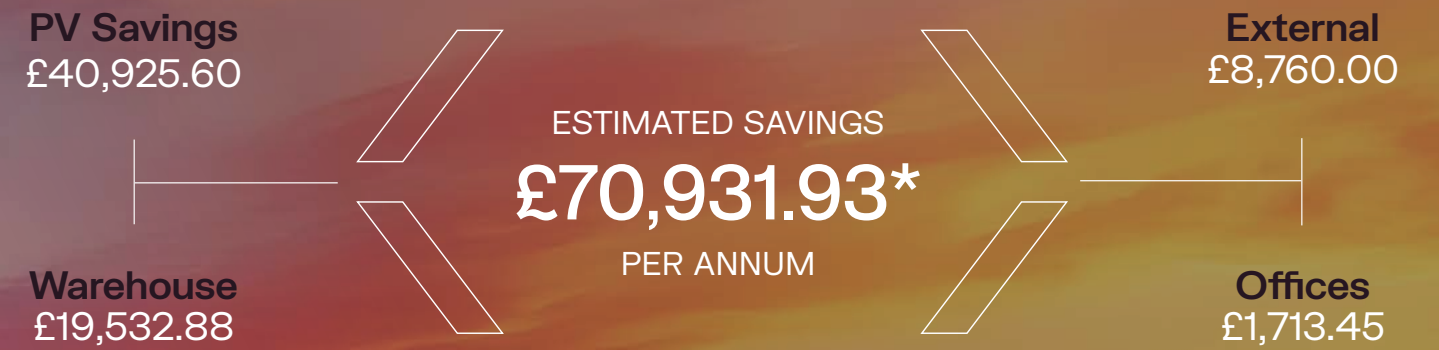
WALTHAM CROSS
0.4 MILES / 2 MINS

IMS
BUILDING SOLUTIONS LIMITED

AXIS	SQ M	SQ FT
Ground Floor	4,526	48,722
First Floor Office	613	6,600
First Floor Mezzanine	483	5,197
Second Floor Plant Room	82	878
Total (GEA)	5,704	61,397

Cost Savings

Designed with sustainability in mind, the building features rooftop PV panels, LED lighting, and EV charging points—cutting energy use, lowering CO2 emissions, and reducing operational costs. Targeting BREEAM ‘Outstanding’ and EPC ‘A+’ ratings, it delivers on both environmental and financial performance.



* Compared to a typical warehouse built between 2000–2005.



Location That Drives Efficiency



Positioned near Junctions 25 and 26 of the M25, Axis is just 1.3 miles from the A10 at Junction 25, offering seamless access to a comprehensive transport network for streamlined distribution. Furthermore, the site benefits from a readily accessible workforce and a large consumer base.



BY ROAD	MILES	MINUTES
A121	0.1	1
A10	1.3	4
M25 J25	1.8	5
Enfield	5.2	12
M11 J6	7.7	12
A1 (M) J1	10.5	16
Central London	16.1	50
M1 J6	18.1	22

BY RAIL	MILES	MINUTES
Waltham Cross Station	0.4	2
Theobalds Grove	1.0	4

BY AIR	MILES	MINUTES
Stansted Airport	23.8	30
Luton Airport	30.2	35

 Estimated 12% population increase by 2031 within the district of Broxbourne.

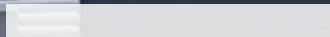
 79.5% of residents in Broxbourne are economically active, 8.2% higher than the neighbouring district of Enfield.

 The average salary for a warehouse worker in Waltham Cross is £10.97 per hour, approximately 5.68% less than the London average.





W
A
L
T
H
A
M



CBRE

CHRIS PROCTOR

+44 (0) 7798 690 234
chris.proctor1@cbre.com

NATHAN BOYLE

+44 (0) 7554 779 939
nathan.boyle@cbre.com

ALEX SCHOFIELD

+44 (0) 7971 067 984
alex.schofield@cbre.com

NEWMARK

FREDDIE JOHN

+44 (0) 7788 394 341
freddie.john@nmrk.com

CHLOE SWEETLAND

+44 (0) 7385 933 686
chloe.sweetland@nmrk.com

ZACH HEPPNER-LOGAN

+44 (0) 778 722 1412
zach.heppner-logan@nmrk.com