

SOUTH MIMMS



WHERE EXEMPLARY MEETS EXTRAORDINARY

A groundbreaking 122,820 sq ft warehouse development

TO LET

DELIVERY IN SUMMER 2026

SOUTH MIMMS EN6 3ND
A1(M) M25 J23 INTERSECTION

A Development by

RAILPEN



WRENBRIDGE

southmimmsx.co.uk

AN EXCEPTIONAL DEVELOPMENT

South Mimms X is a market-leading industrial and logistics development positioned on the edge of the ULEZ zone and adjacent to the A1(M) and M25 intersection. South Mimms X offers an unrivalled location and a market-leading specification to set new benchmarks in operational logistics.



Located on the
A1(M) and M25
intersection



Located 16 miles from
central London



Net zero carbon
development



Target BREEAM
outstanding



Target EPC A+



2.5MVA power



J23 M25

EXTRA SPECIFICATION

-  Heat pump heating and cooling
-  Dedicated amenity space
-  Full height glazing to office space
-  Showers, lockers and changing facilities
-  40 cycle spaces
-  Grade-A office specification
-  Newly created on-site orchard
-  Minimum 20% active EV parking, with 80% passive
-  Air tight building envelope suitable for chill facility
-  2 Euro dock doors
-  Large secure gated yard
-  68m yard depth
-  Passenger lift
-  Solar PV panels
-  50kN floor loading
-  LED lighting with PIR system



DESIGNED FOR EXCELLENCE

Comprising 122,820 sq ft, South Mimms X is a state-of-the-art logistics/industrial facility that has been designed to the highest specification for operational efficiency.

68M
YARD DEPTH

15M
CLEAR INTERNAL
HEIGHT

18
ACTIVE EV
SPACES

13
DOCK LOADING
DOORS

2
EURO DOCK
DOORS

2
LEVEL ACCESS
DOORS

98
CAR PARKING
SPACES

ACCOMMODATION	SQ M	SQ FT
GROUND FLOOR	10,243	110,258
FIRST FLOOR OFFICE	1,167	12,562
TOTAL	11,410	122,820

M25



MAXIMISE CAPACITY AT SOUTH MIMMS X

[DOWNLOAD
RACKING LAYOUT](#)

Maximum
pallet spaces
49,898*

Clear internal height
15m

Cubic capacity
139,256m³

UNLEASH THE POWER OF A FULLY ELECTRIC FLEET



A future proofed development that allows occupiers to electrify their fleet



On the A1(M) and M25 intersection, offering unrivalled access to central London and the UK motorway network, South Mimms X is the best placed logistics site on the M25.

There are just under 13 million people living within a 90 minute drive of the site making South Mimms X the place to be for your business.

J6A M1
12 minutes · 9 miles

South Mimms

Welcome Break

★ PRET ★

Good Breakfast

Waitrose

KFC

SUBWAY

COSTA

TACO BELL

Krispy Kreme

WH Smith

Police station



bp Petrol station



Starbucks coffee

TESLA
Charging station

Premier Inn

A1(M)

Route to site

A1(M)

M25 J23

M25

Central London
30 minutes · 14.5 miles

Welcome Break

RAMADA

Charging stations

GRIDSERVE

electric

Within 90 minutes of
5.2m households

Adjacent to
A1(M) &
M25

14.5 miles
from central London

X MARKS THE SPOT

ROOM TO BREATHE

Set within an attractive landscaped environment, South Mimms X gives your employees spaces to relax and recharge enabling them, and your business, to flourish.



Attractive landscaped environment



30% biodiversity net gain



On site bee and bird boxes



On site urban orchard



2.5 acres of landscaped amenity including wildlife ponds and nature trails

POSITIONED TO EXCEL

Situated on the A1(M) and M25 intersection offering unrivalled access to central London with a round trip to Staples Corner possible in under 40 minutes.

Location	Drive times in minutes	Miles
A1 (M)	7	0.7
A406	16	9
M1 J8	16	11
M40	24	23
A1	32	25
M25 J6a	60	61
St Albans	16	7
Staples Corner	18	9
Hemel Hempstead	20	13
Watford	20	13
Park Royal	28	14
Central London	30	14.5



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Railpen is responsible for over £34bn in assets on behalf of more than 350,000 members, providing market-leading investment services for several schemes, including the Railways Pension Scheme, one of the UK's largest, most established, and intricate funds. Of this £34bn currently over £2.4bn is invested in real estate assets. Our new developments focus on state-of-the-art, sustainable, high quality buildings that help to improve communities and boost local economies.

Wrenbridge are an award winning, market leading developer, operating in the UK for 30 years, and have a current portfolio Gross Development Value of £1.5 billion across 26 live projects with 4 million sq ft within the existing development pipeline.



A RECIPE FOR SUCCESS



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