



Theobalds Business Park

The site will provide high quality premises for a range of users, including offices, workshops and engineering facilities. The first building to go up on the site is a high spec business start-up centre with training facilities, which serves as a gateway to the 47 acre development. A globally important hyper-scale data centre is also planned for the site.

The location will provide:

- A perfect space for new innovative high-tech startup companies
- A new home for businesses displaced from other development sites in Broxbourne
- Space for businesses wanting to locate close to the upcoming film, television and animation Sunset Waltham Cross Studios
- Opportunities for businesses wanting to locate close to the hyper-scale data centre
- Training facilities within the new business centre to help local SMEs and residents upskill.

This site will achieve:

- A very good BREEAM sustainability rating for its buildings, master planning and infrastructure
- An 'exceptional standard' Platinum Wired Score for its wired infrastructure, resilience and wireless connectivity.

QUICK FACTS

| Promoter | Borough of Broxbourne and STX A10 |
|-----------------|---|
| Scale | £1 billion + |
| Sector | Employment and commercial space |
| Location | Borough of Broxbourne |
| Investment type | Development partner or end user for B1,B2 and B8 uses |
| Programme | 2021– 2025 |
| Planning status | The new Business Centre has been handed over to the Council. Planning applications have been submitted for logistics along the A10. A planning application is expected in Spring 2023 for a hyper scale data centre |

BROXBOURNE
12%
POPULATION
INCREASE BY 2031

POPULATION CATCHMENT
OF
1,530,000

WITHIN A 30
MINUTE
DRIVE
(CACI)



28 MINUTES
FROM LONDON
LIVERPOOL
STREET &
STRATFORD



0.2
MILES TO J25
OF THE M25





Theobalds Business Park

This site is in a prime location, sitting in an important employment section of the A10 between its junction with the M25 and College Road.

Improvements will include:

- A semi-natural green corridor along the New River and existing cycle path
- An easy access walking route to Waltham Cross Town Centre and Theobalds Grove and Waltham Cross train stations
- A landscaped buffer to maintain a sense of openness to the landscape along the A10
- Café on site with outside seating area
- Meeting rooms and event space on site
- Co-working space available at the Business and Technology centre.

