



Sunset Waltham Cross Studios

A world class film, TV and animation studio on a 91 acre site in Waltham Cross. This development will be a significant investment to the area creating more than 4,500 permanent jobs and many more during its construction. It is expected to contribute more than £300 million to the local economy annually. A fantastic opportunity for local businesses and people of the Borough.

This development promises:

- Sound stages, production offices, production hubs, workshops, backlots and future proof infrastructure
- 100,000 square metres of floor space
- Sustainable buildings and 100% carbon neutral spaces
- Opportunities for the local supply chain
- To strengthen the local economy
- To deliver 4,500 jobs to the Borough
- Investment in skills and training programmes
- A range of job types including high level creative jobs
- Enhanced walking and cycling routes at the southern end of the Borough.


QUICK FACTS

Promoters	Blackstone Real Estate and Hudson Pacific Properties
Scale	£700 million +
Sector	Creative Industries
Location	Borough of Broxbourne
Programme	2022– 2026
Planning status	The film studios are under construction and expected to open in late 2025

**30
MINUTES** 
**FROM LONDON
STANSTED AIRPORT**

 **0.2**
**MILES TO J25
OF THE M25**

**45
MINUTES** 
**FROM LONDON
HEATHROW AIRPORT**

BROXBOURNE
12% 
**POPULATION
INCREASE BY 2031**



Sunset Waltham Cross Studios

Land to the west of Waltham Cross has been purchased by Blackstone Real Estate and Hudson Pacific Properties for this new centre for film, television and digital production. This development will be a significant investment for the area.

Subject to planning, the development is expected to begin operation in 2026.

- A best in class studio to draw globally recognised media and film brands to Broxbourne
- A commitment to community engagement throughout the development process to deliver community inclusion projects
- A host of job roles: office, creative, security, sound, music production, film and TV production, set building and support staff.

28 MINUTES

FROM LONDON
LIVERPOOL
STREET &
STRATFORD



LONDON OLYMPIC
WHITE WATER RAFTING
CENTRE AND LEA VALLEY
REGIONAL PARK

20 MINS WALK



10

**MINUTES
WALK**



TO WALTHAM CROSS
TOWN CENTRE

POPULATION CATCHMENT
OF **1,530,000**

WITHIN A 30
MINUTE
DRIVE
(CACI)



**BOROUGH OF
BROXBOURNE**
www.broxbourne.gov.uk