

# VALOR PARK

## TOTTENHAM



\*Indicative Image

LAST MILE LOGISTICS FACILITY  
**INDUSTRIAL / WAREHOUSE UNITS TO LET**  
UNIT 1 - 60,771 SQ FT (5,646 SQ M)  
UNIT 2 - 11,932 SQ FT (1,109 SQ M)  
**AVAILABLE Q4 2025**



LOCAL  
OCCUPIERS:

**BESTWAY**  
WHOLESALE



**TESCO**  
*Extra*

*Coca-Cola*

GINA



**UK**  
PACKAGING

**REDEMPTION**  
BREWING Co. LONDON





# UNIT 1

## 60,771 SQ FT

### BRAND NEW


### GRADE A SPACE


#### DESCRIPTION


Valor Park, Tottenham is a premier urban logistics space, featuring two newly built units designed to meet high quality standards. Situated within a secure and self-contained site, this development boasts an impressive array of features, including, contemporary two-story offices of exceptional quality, ground level and dock access loading for each unit. With an impressive 10-12M haunch height, Valor Park Tottenham provide an optimal environment for diverse industrial logistics and trade activities.


Good parking provisions coupled with EV charging capability, further enhance the functionality and accessibility of the units, making it an ideal choice for businesses seeking a superior industrial space in a zone 3 location.





- 


24/7 USE
- 


12M HAUNCH HEIGHT
- 


4 LEVEL LOADING DOORS
- 


SECURE SITE
- 


3 DOCK LOADING DOORS
- 


BIKE STORAGE
- 


21 CAR PARKING SPACES
- 

BREEAM EXCELLENT
- 

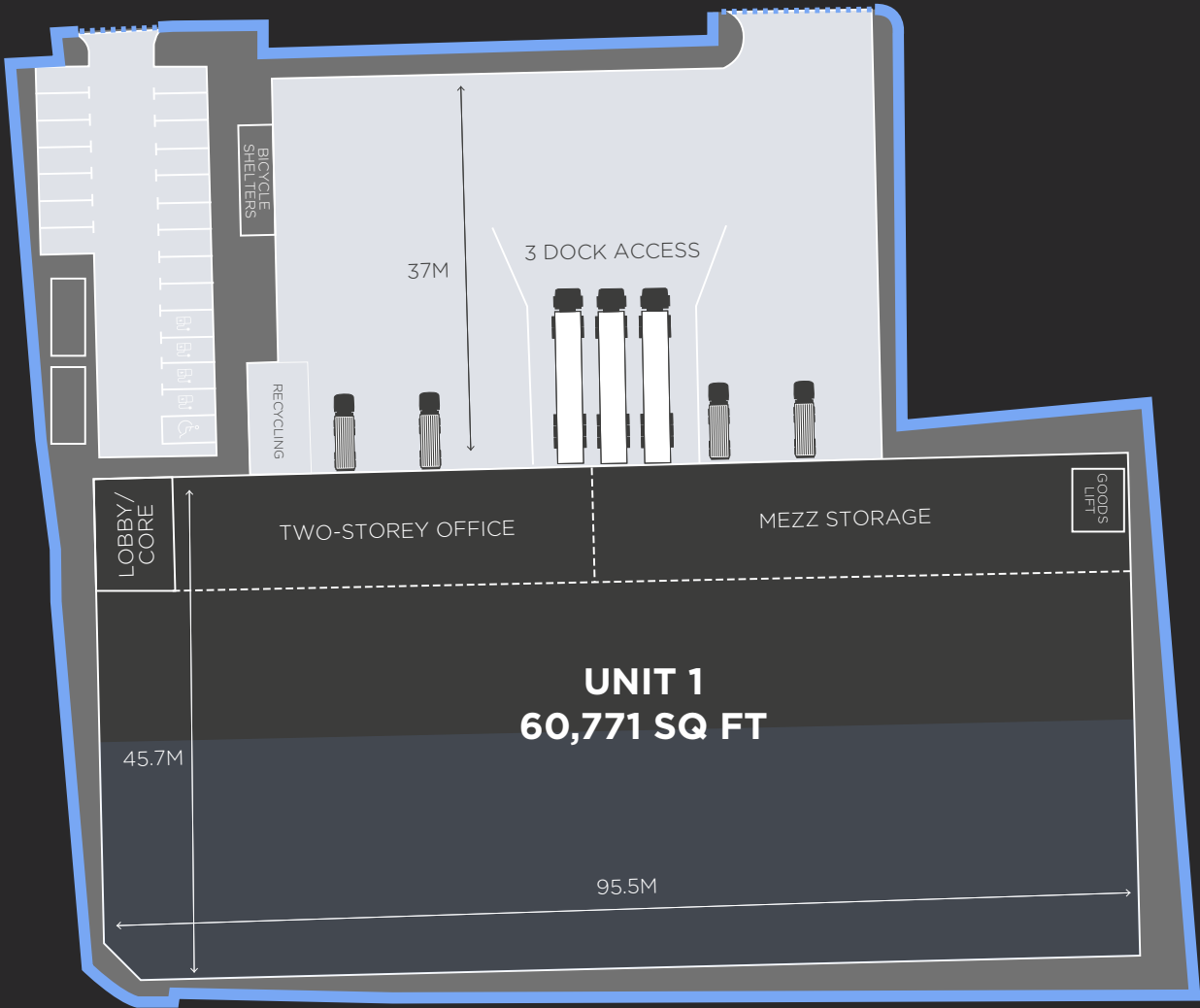
LED LIGHTING
- 

EPC A
- 

PV PANELS
- 

4 EV CHARGING POINTS
- 

OFFICE TERRACE



UNIT 1	SQ FT	SQ M
Warehouse	48,761	4,530
Office	4,570	425
Warehouse Mezzanine	5,797	539
Total GEA	60,771	5,646

# UNIT 2

## 11,932 SQ FT

### BRAND NEW

### GRADE A SPACE



24/7  
USE



10M HAUNCH  
HEIGHT



2 LEVEL  
LOADING DOORS



BIKE  
STORAGE



SECURE  
SITE



5 CAR  
PARKING SPACES



BREEAM  
EXCELLENT



LED  
LIGHTING



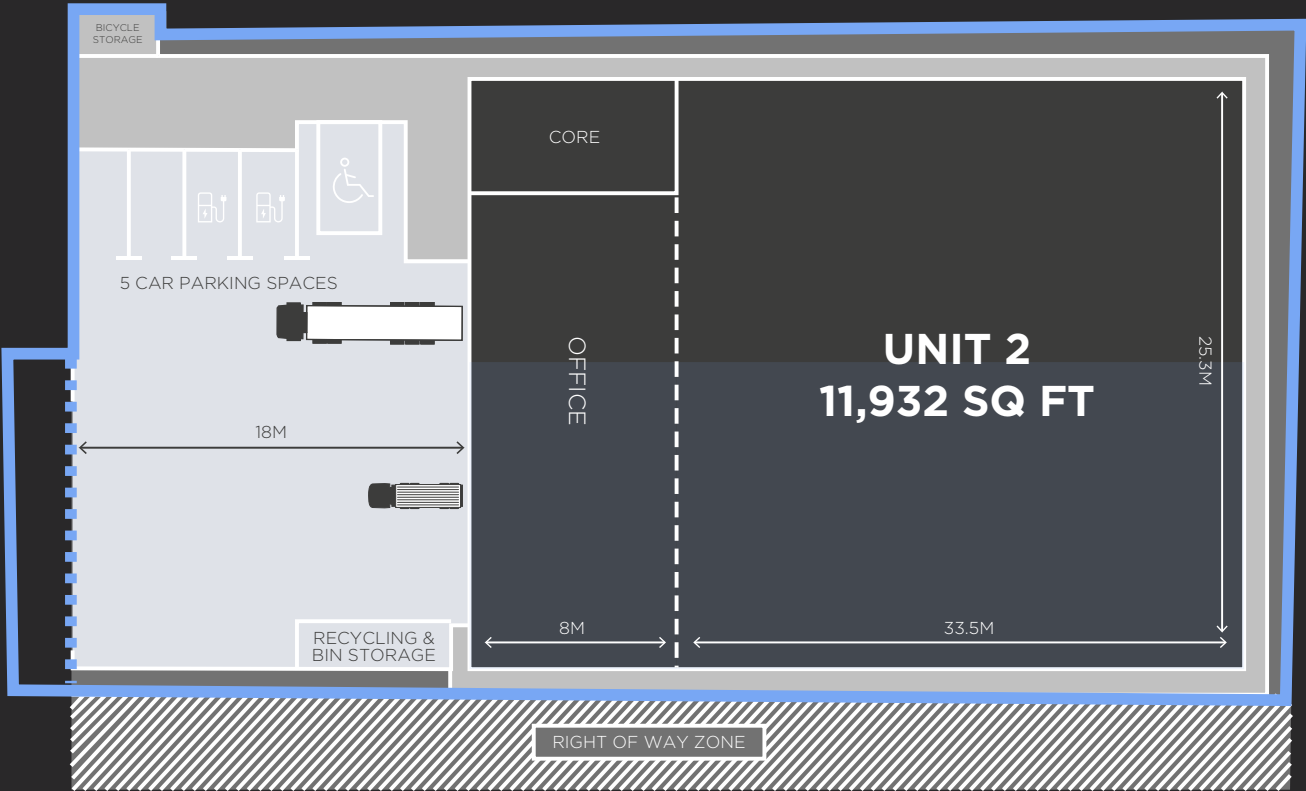
EPC  
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PV  
PANELS

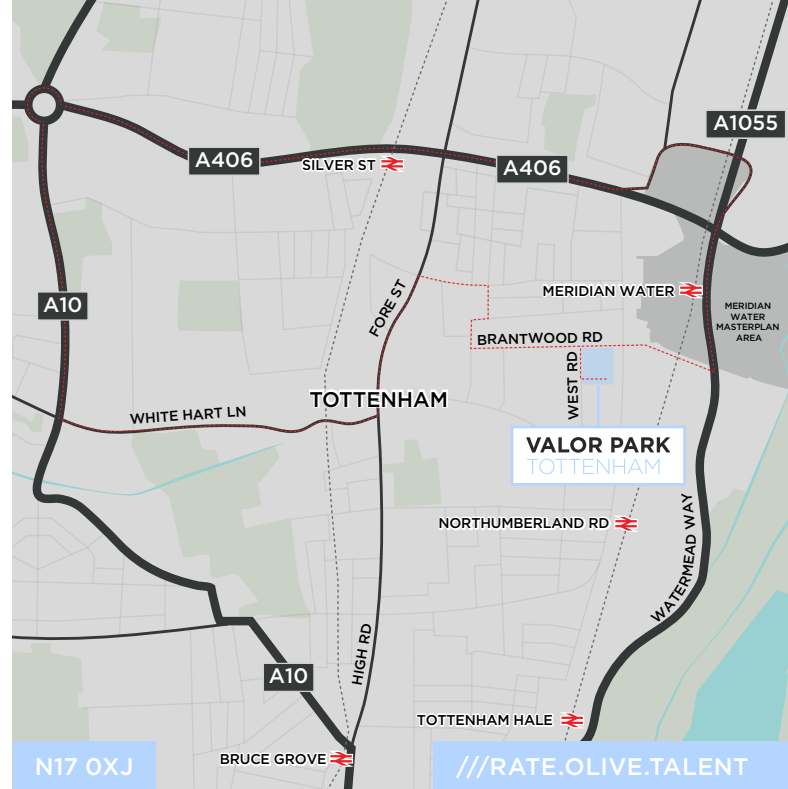


2 EV CHARGING  
POINTS



UNIT 2	SQ FT	SQ M
Warehouse	9,465	879
Office	2,034	189
Core	433	40
Total GEA	11,932	1,109





#### MAIN ROADS

	MILES
A10	1.3
A406	1.6
A110	3.6
M11	6.3
M25 (J25)	7.1
A12	7.1
M1	10.2

#### AIRPORTS

	MILES
LONDON CITY	14.3
STANSTED	30.6
LUTON	34.4
GATWICK	57.5

**5,211,190  
PEOPLE**

LIVE WITHIN A 15  
MILE RADIUS

**2,703,667  
PEOPLE**

LIVE WITHIN A 10  
MILE RADIUS

**935,872  
PEOPLE**

LIVE WITHIN A 5  
MILE RADIUS

SOURCE: FREEMAPTOOLS.COM

#### TRAINS

	MINS	MILES
MERIDIAN WATER	3	0.6
NORTHUMBERLAND ROAD	5	1
WHITE HART LANE	6	0.9
BRUCE GROVE	8	2
SOUTH TOTTENHAM	12	2.7

#### VICTORIA LINE

	MINS	MILES
SEVEN SISTERS	11	2.9
TOTTENHAM HALE	9	2

#### PORTS

	MILES
DP WORLD LONDON GATEWAY	30.2
DOVER	84.8
FELIXSTOWE	87

#### EPC

EPC available on request.

#### RENT

Upon Application.

#### COSTS

Each party to bear their own legal costs in this transaction.

#### TERMS

The unit is available by way of a new FR&I lease on terms to be agreed.

For further information or to arrange an inspection please contact joint agents:



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