

VALOR PARK

TOTTENHAM



*Indicative Image

LAST MILE LOGISTICS FACILITY
INDUSTRIAL / WAREHOUSE UNITS TO LET
UNIT 1 - 60,771 SQ FT (5,647 SQ M)
UNIT 2 - 11,932 SQ FT (1,108 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



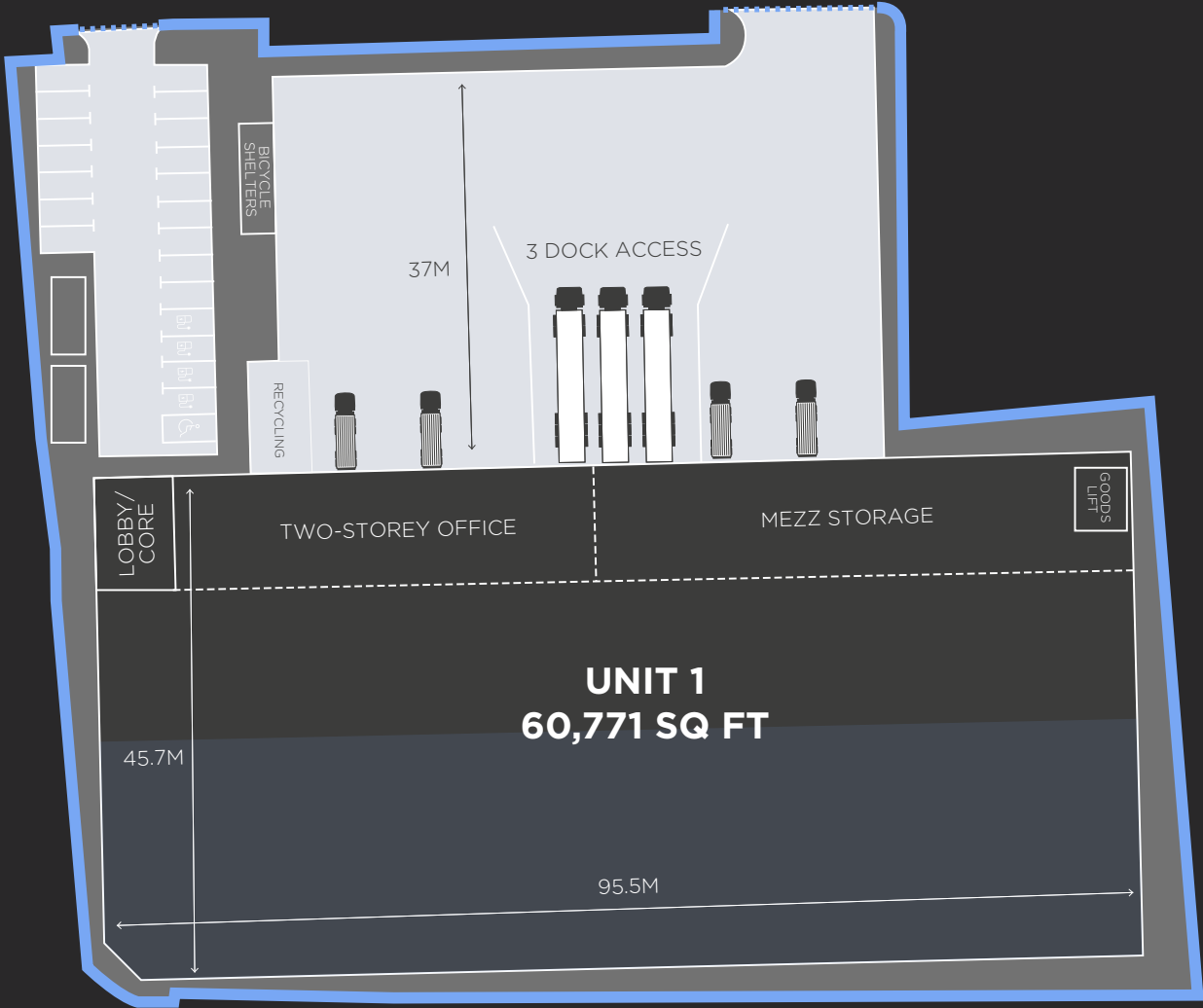
PV
PANELS



4 EV CHARGING
POINTS



OFFICE
TERRACE



UNIT 1	SQ FT	SQ M
Warehouse	48,761	4,530
Mezzanine Office	4,570	425
Warehouse Mezzanine	5,797	539
Lobby / Core	1,643	153
Total GEA	60,771	5,647

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



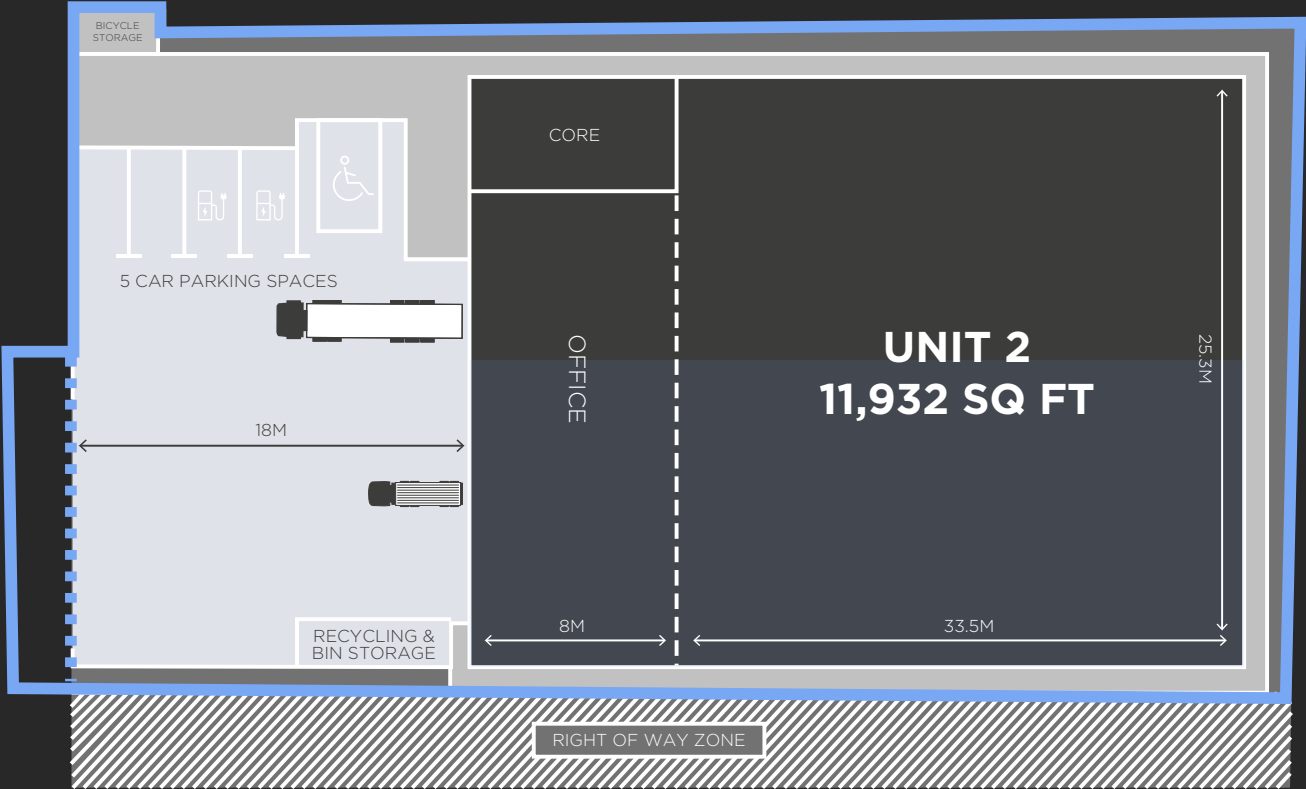
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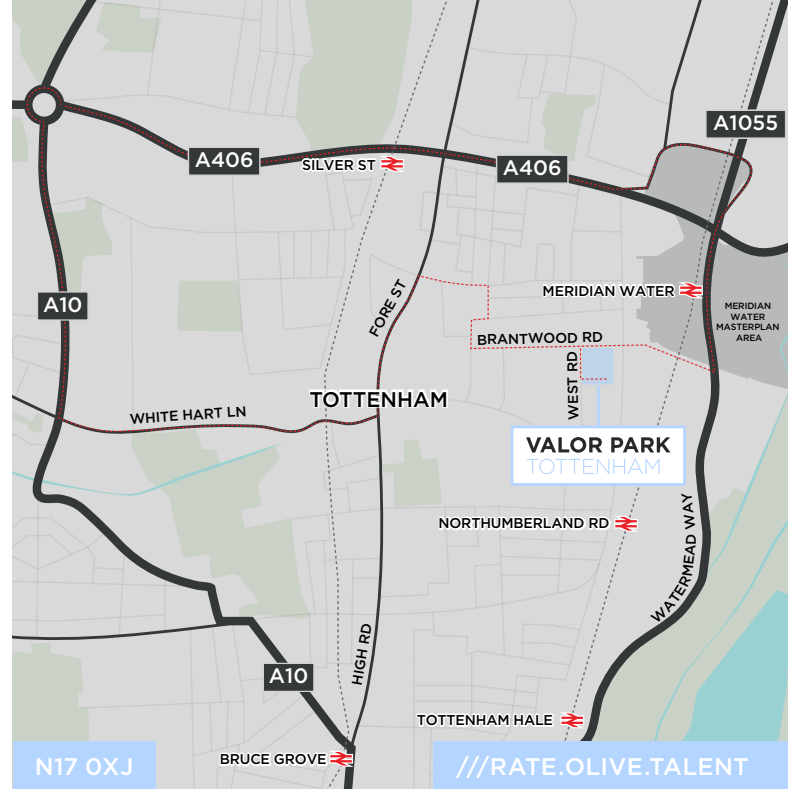
PV
PANELS



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	1,108



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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