

VALOR PARK TOTTENHAM



LAST MILE LOGISTICS FACILITIES
INDUSTRIAL / WAREHOUSE UNITS TO LET
UNIT 1 - 59,903 SQ FT (5,565 SQ M)
UNIT 2 - 12,450 SQ FT (1,157 SQ M)
AVAILABLE NOW

LOCAL
OCCUPIERS:

BESTWAY
WHOLESALE



TESCO
Extra

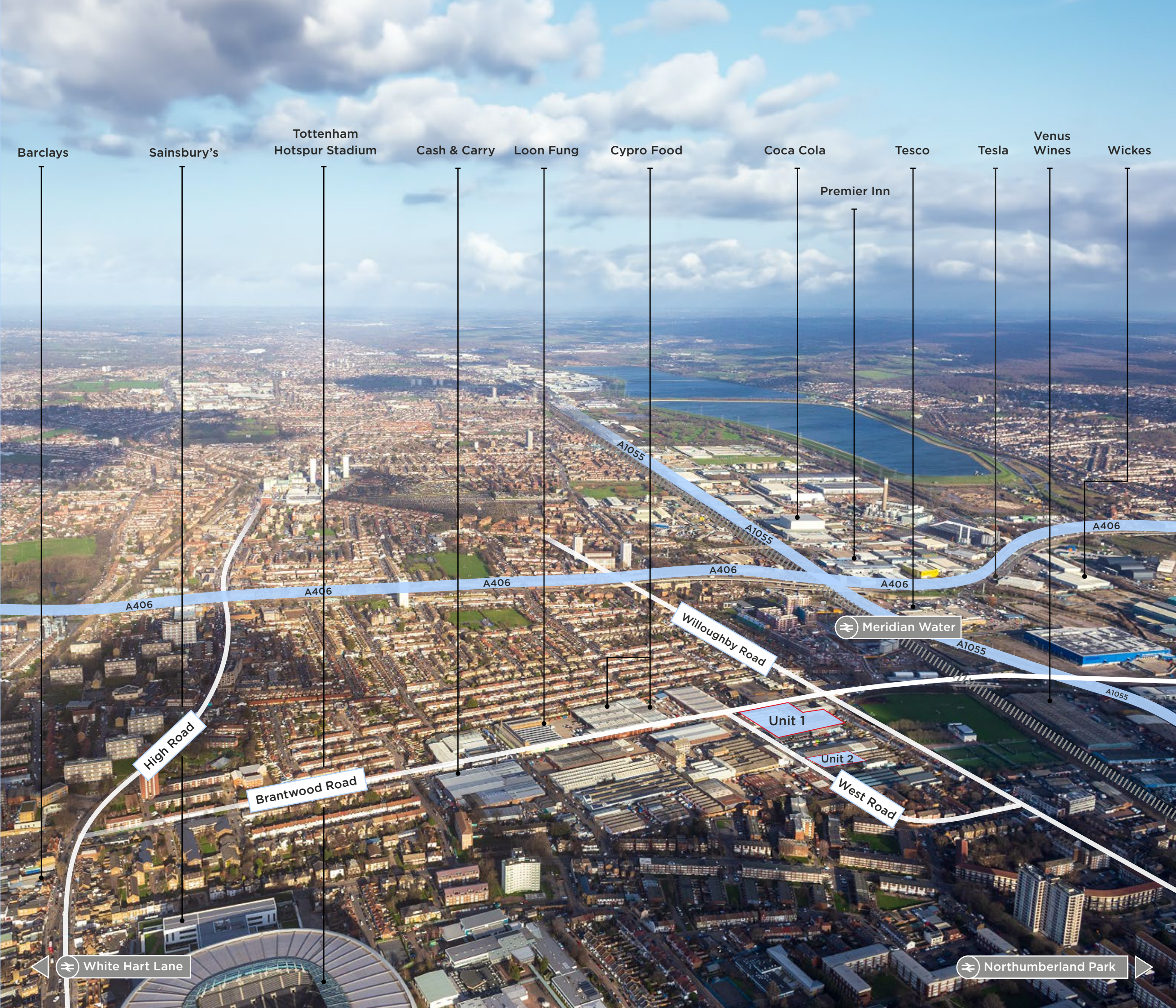
Coca-Cola

GINA



UK
PACKAGING

REDEMPTION
BREWING Co. LONDON



UNIT 1

59,903 SQ FT

BRAND NEW

GRADE A SPACE

DESCRIPTION


Valor Park Tottenham is a premier urban logistics space, featuring two newly built units of exceptional standard. Situated within a secure, self-contained site, this development boasts an impressive array of features, including, double height reception areas, contemporary, two-story offices, ground level and dock access loading for each unit. With an impressive 10-12M haunch height, Valor Park Tottenham provides 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 an accessible 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



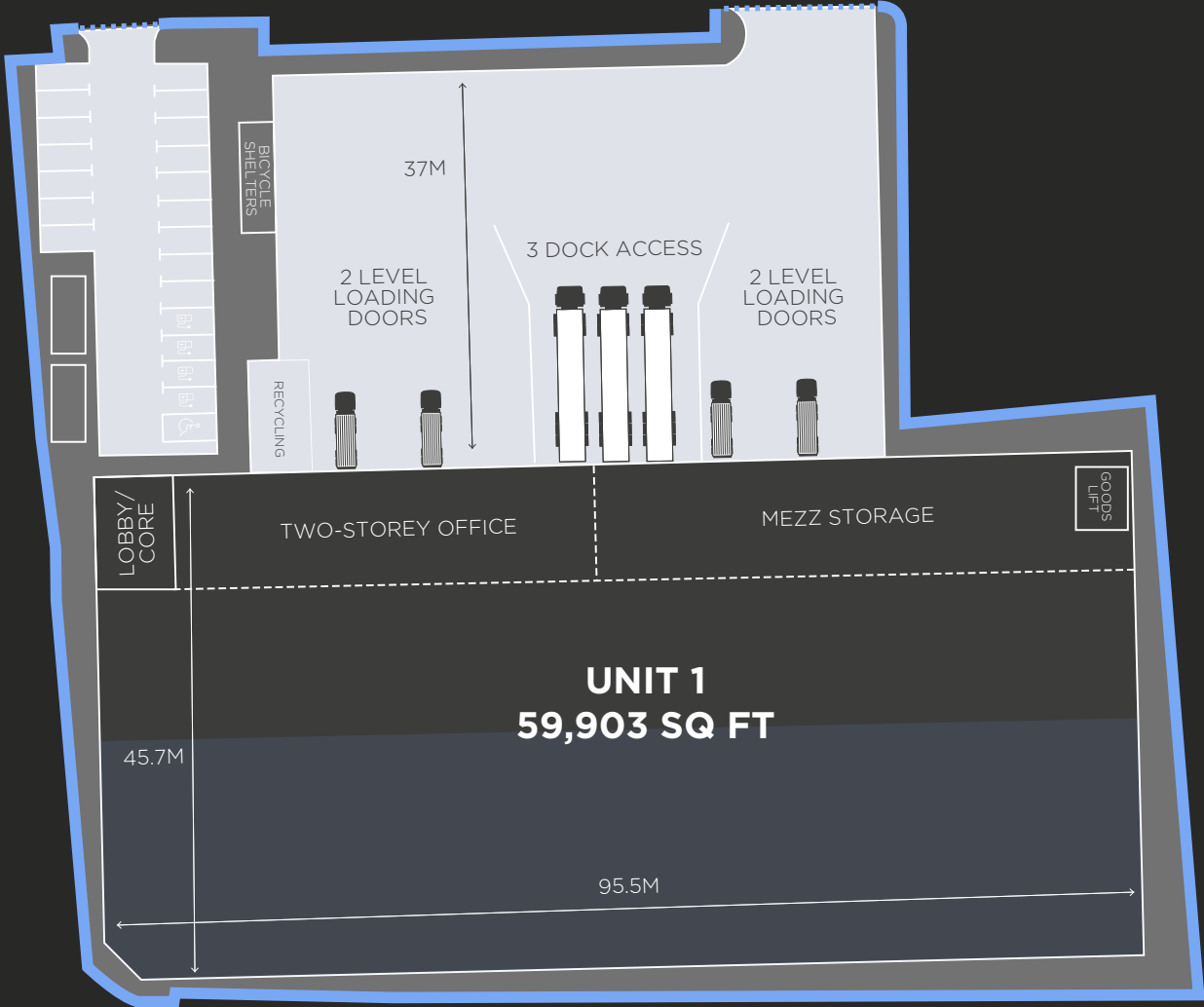
PV
PANELS



4 EV CHARGING
POINTS



OFFICE
TERRACE



UNIT 1	SQ FT	SQ M
Ground Floor		
Warehouse	47,726.70	4,433.96
Entrance Lobby	749.49	69.63
Stair Core	315.27	29.29
1st Floor		
Mezzanine	5,400.68	501.74
Office	4,893.38	454.61
Lobby	502.89	46.72
Core	314.09	29.18
TOTAL GEA	59,902.50	5,565.13




UNIT 2


12,450 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
- 

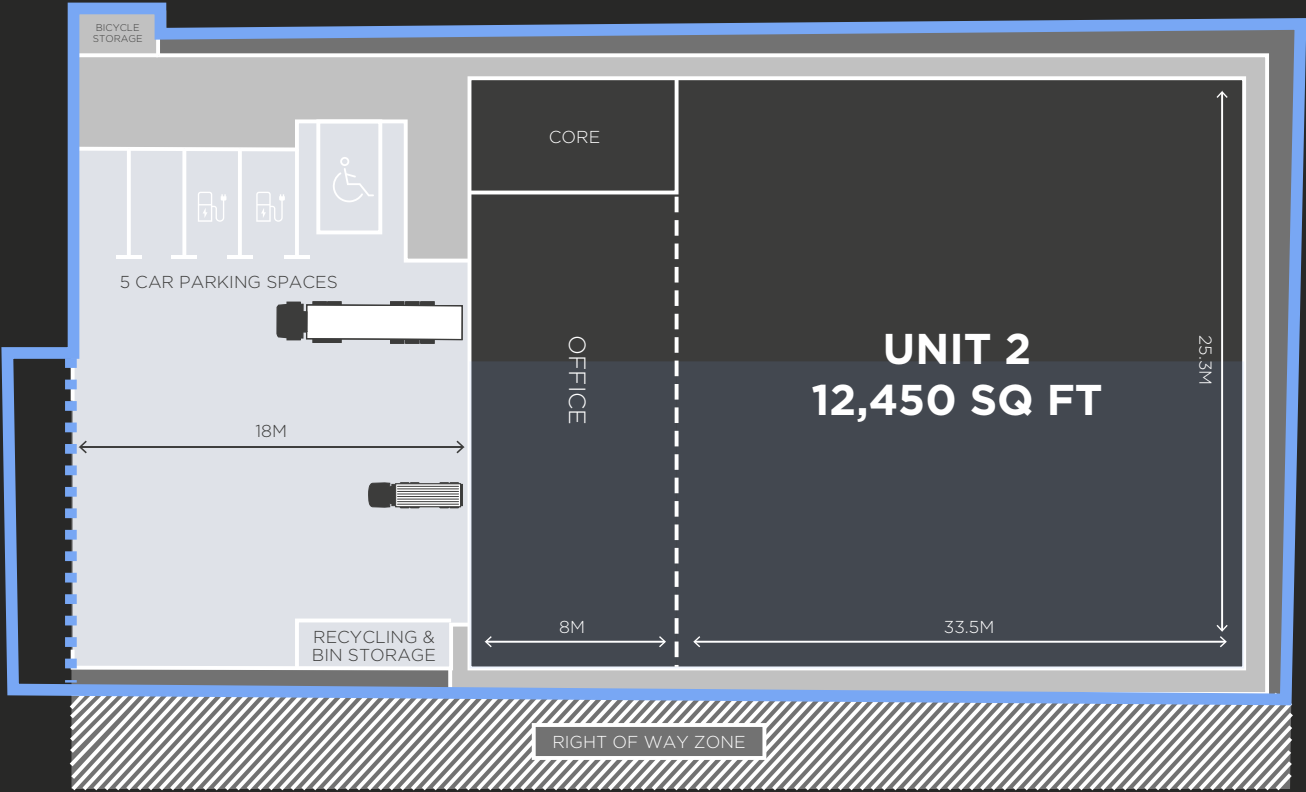
LED LIGHTING
- 

EPC A
- 

PV PANELS
- 

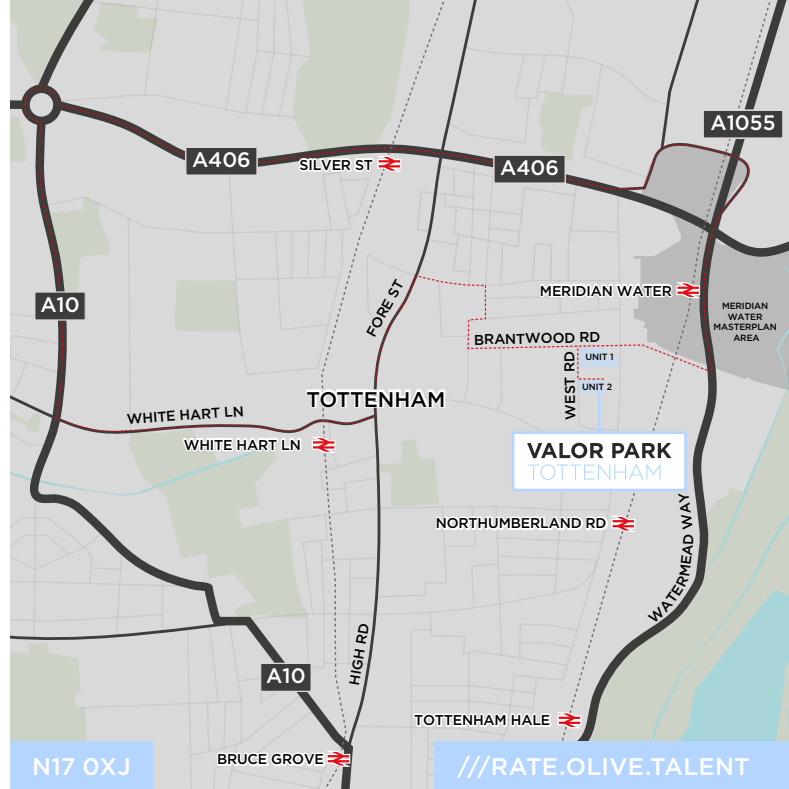
2 EV CHARGING POINTS
- 

DETACHED UNIT



UNIT 2	SQ FT	SQ M
Ground Floor		
Warehouse	9,321.65	866.01
Entrance Lobby	573.29	53.26
1st Floor		
Mezzanine	2,555.03	237.37
TOTAL GEA	12,449.96	1,156.64





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 A.

COSTS

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

RENT

Upon Application.

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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