

# 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

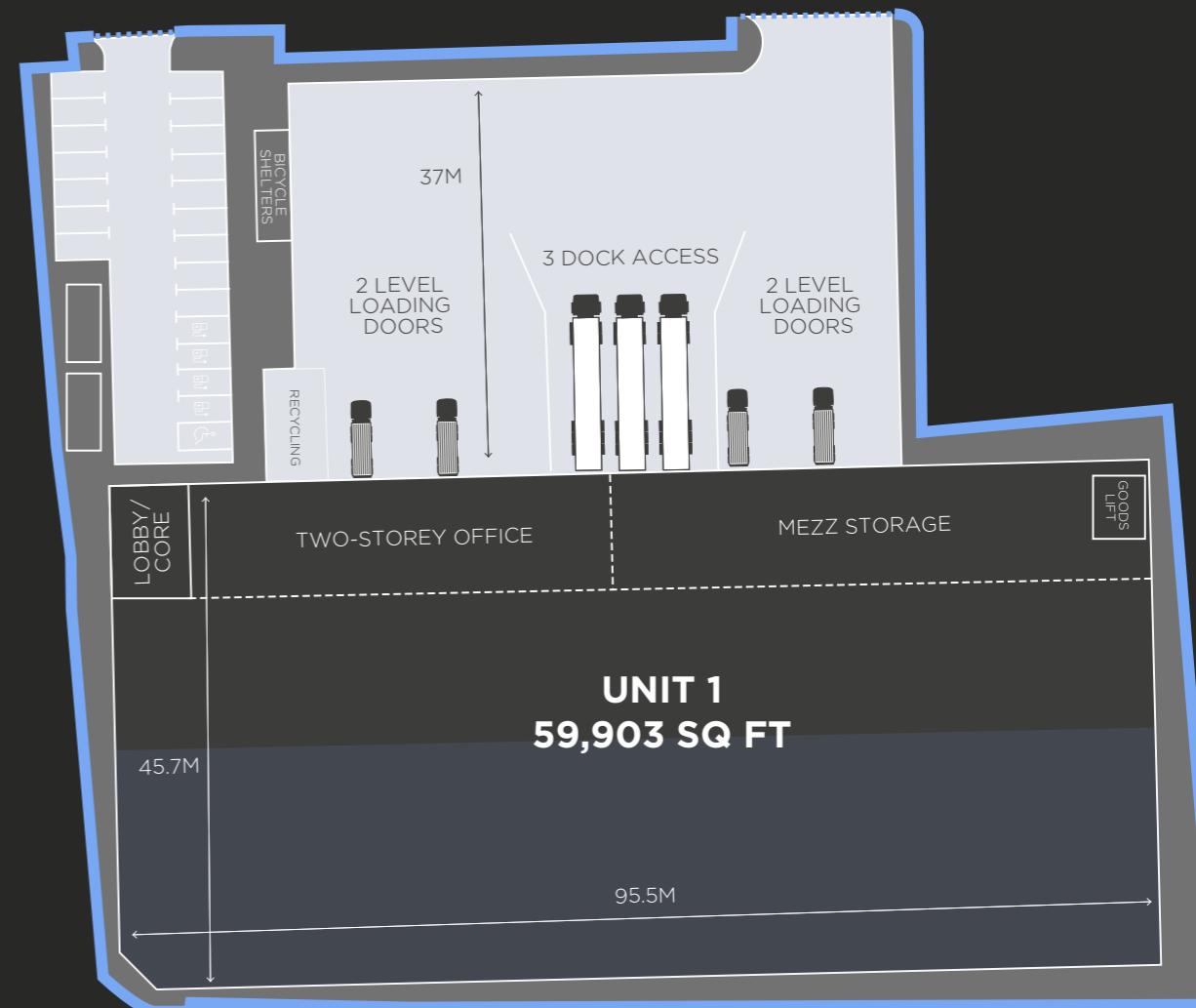
## 59,903 SQ FT

### 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.



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
<b>TOTAL GEA</b>	<b>59,902.50</b>	<b>5,565.13</b>

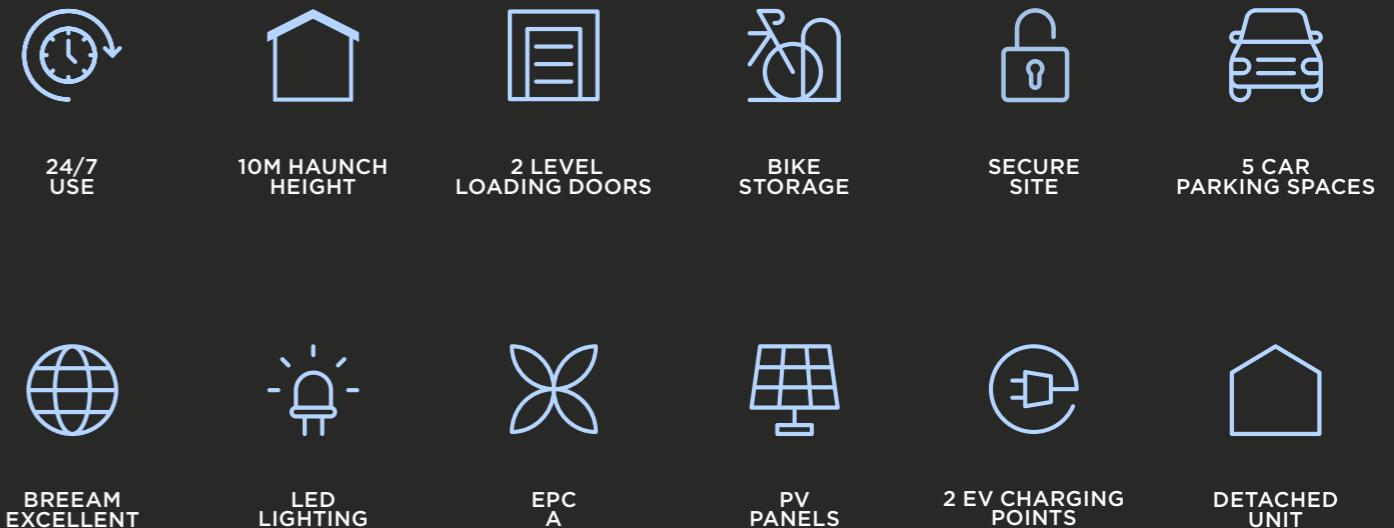


# UNIT 2

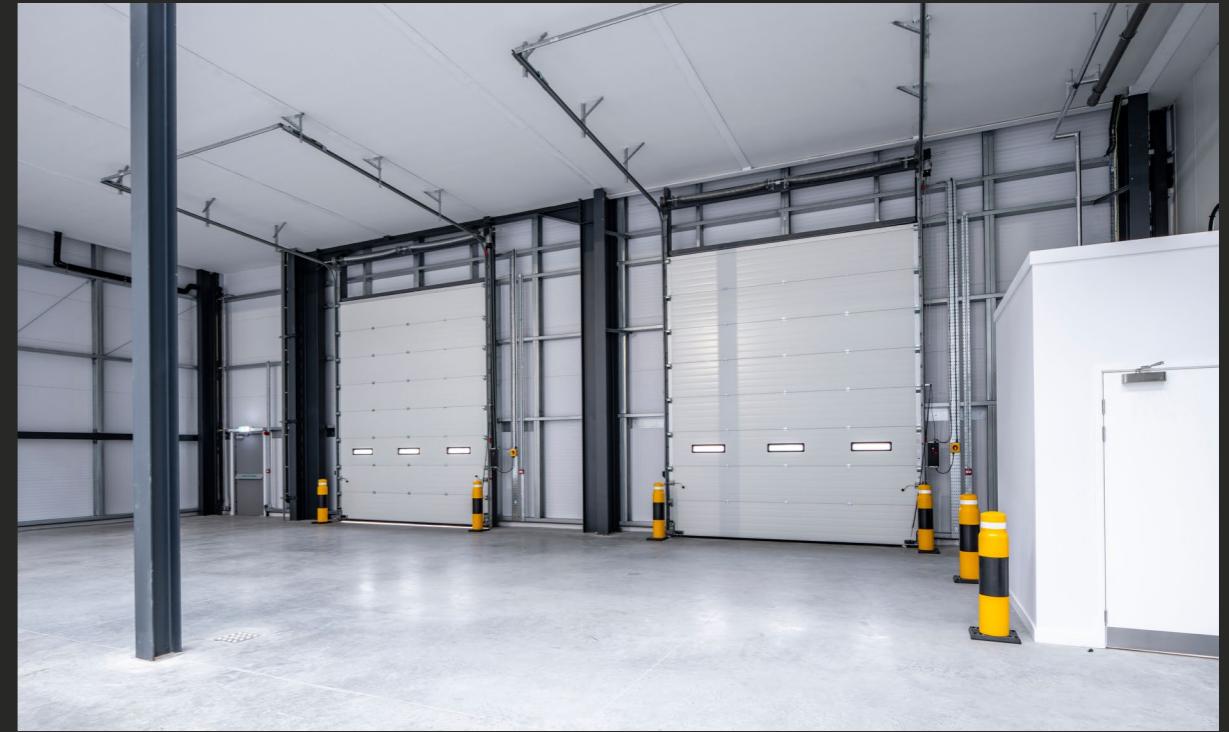
## 12,450 SQ FT

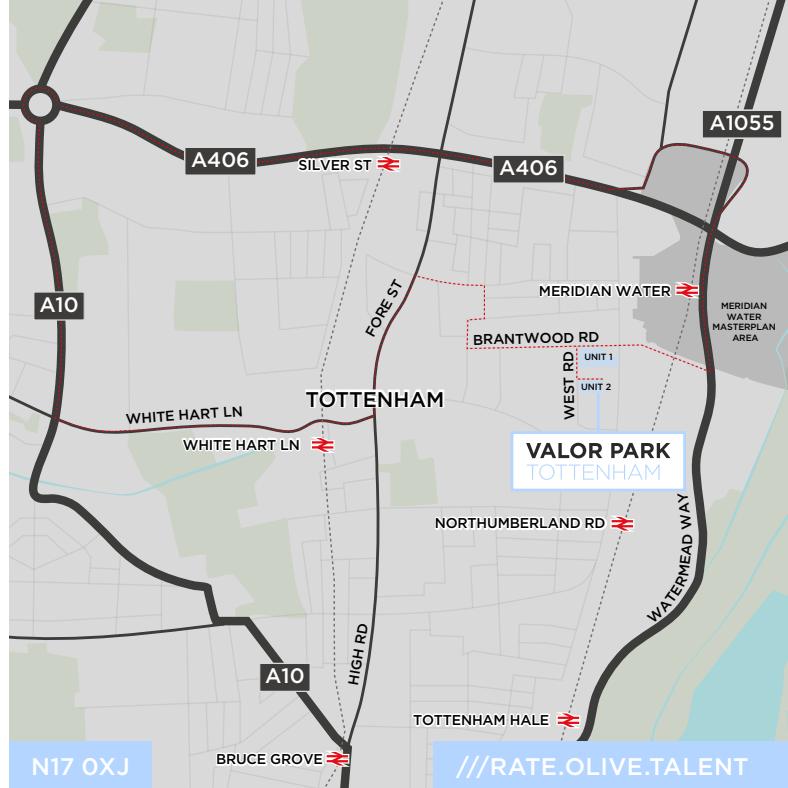
### BRAND NEW

### GRADE A SPACE



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
<b>TOTAL GEA</b>	<b>12,449.96</b>	<b>1,156.64</b>





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

TRAIN	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

**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

EPC  
EPC A

**COSTS**  
Each party to bear  
their own legal costs in  
this transaction

## RENT Upon Application

## TERMS

SOURCE: FREEMARTTOOLS.COM

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



**Paul Londra**  
07779 269 290

**Ed Thomason**  
07818 065 276  
[ed.thomason@tlre.co.uk](mailto:ed.thomason@tlre.co.uk)



**Jake Huntley**  
07765 154 211  
jake.huntley@btconnect.com

**Maddie Moriarty**  
07545 582 097

**Hugh Stanton**  
07730 357 434  
hugh.stanton@dtre.com

VALORPARKTOTTENHAM.COM