



UNIT D1

TOTTENHAM COMMERCIAL PARK

6,265 sq ft industrial unit

Leaside Road, London, N17 0QJ | uk.goodman.com

Logistics space for same-day delivery



Tottenham Commercial Park is a well-established industrial development offering high quality accommodation to customers serving Central London and beyond.










The site's excellent transport links provide great connectivity and fast access to consumers, with the ability to reach 10.4m people within a one-hour drive*.

Ideally placed for urban logistics and last mile delivery, Tottenham Commercial Park offers all the benefits of Grade A logistics space in a highly accessible area. The site's extensive redevelopment and refurbishment provides modern accommodation within easy reach of the M25.

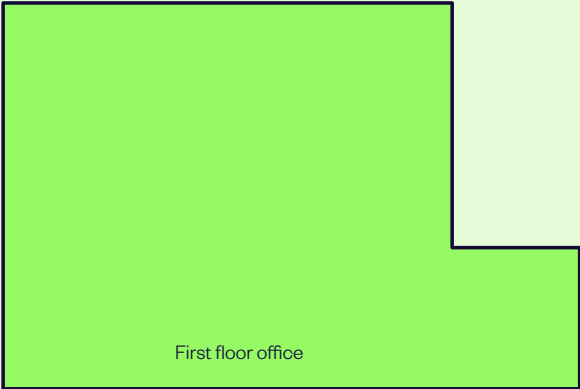
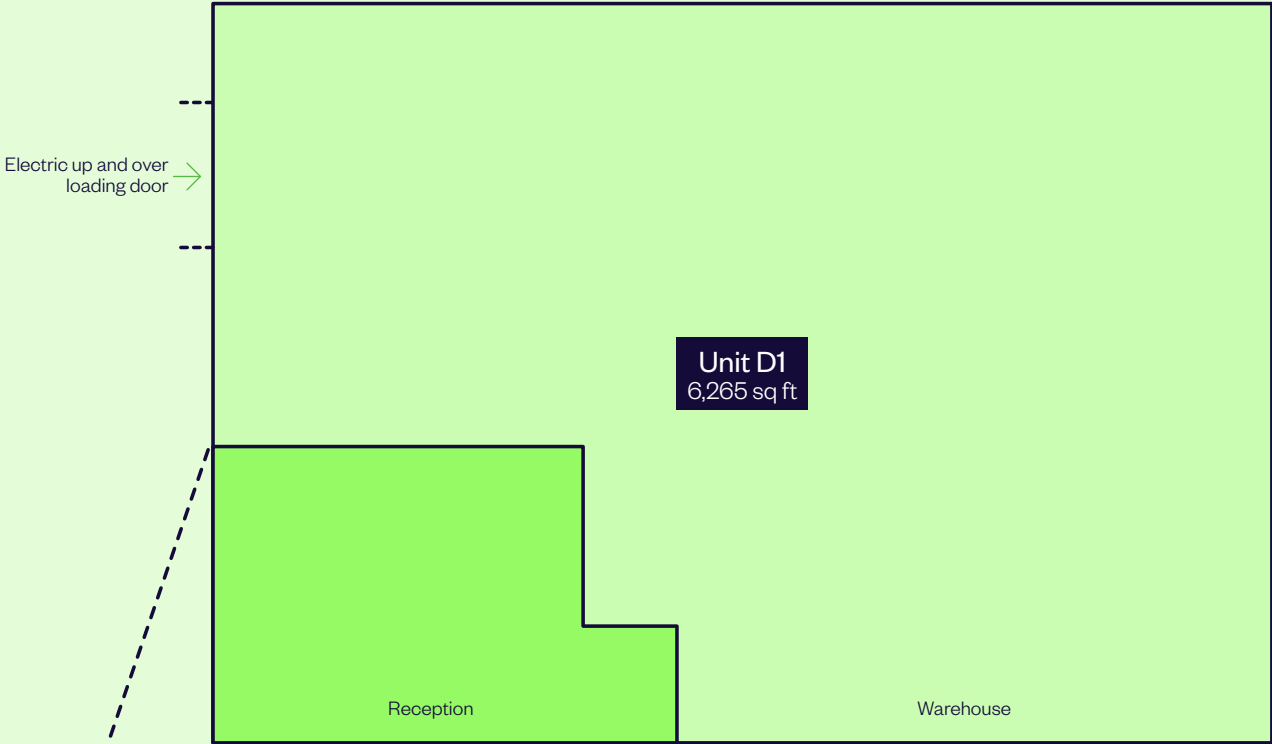
*Source: Esri and Michael Bauer Research, 2023

6,265 SQ FT

Unit D1 is located along the northern boundary of the estate and offers 6,265 sq ft of industrial space. Benefitting from a generous loading area and one electric up and over loading door for HGV/van loading, the property has been delivered to the following specification:

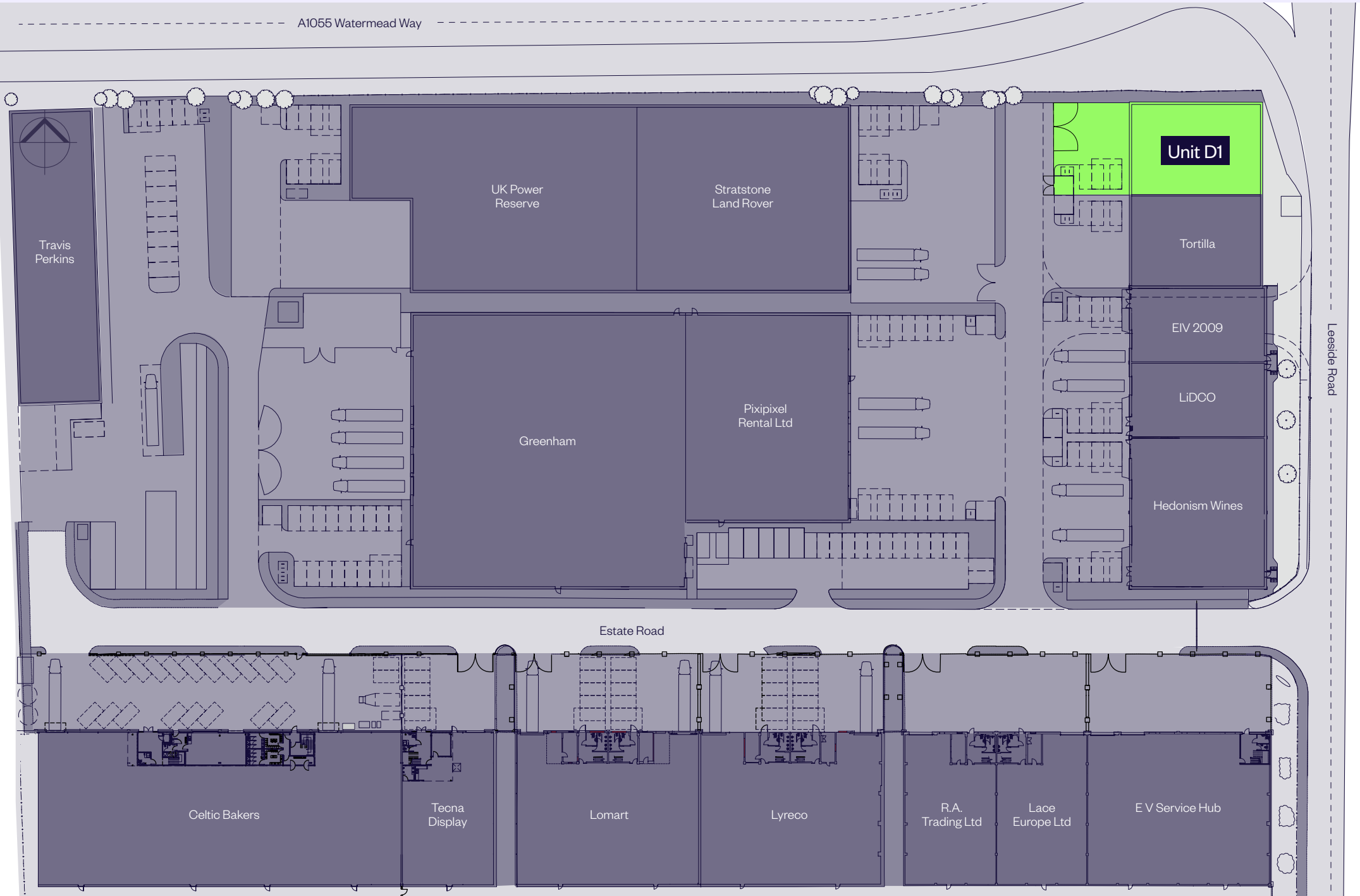
-  6.6m clear internal height (9.2m to ridge)
-  50 kN/m2 floor loading
-  3.6m (w) x 4.5m (h) electric up and over loading door
-  Secure self-contained yard
-  15% roof lights
-  Ground floor reception
-  Fully-fitted first floor office
-  EPC 'A' rating
-  Access controlled barrier to the estate

Unit D1	sq ft
Ground floor warehouse	4,579
Ground floor reception/office	843
First floor office	843
TOTAL	6,265



■ Warehouse space
■ Office space

ESTATE PLAN



Unrivalled access



TOTAL POPULATION

3.2M

30 min drivetime

10.4M

60 min drivetime



TOTAL PURCHASING POWER



£85.4BN

30 min drivetime

£293.0BN

60 min drivetime

Source: Esri and Michael Bauer Research 2023

-  30 minute HGV drivetime
-  60 minute HGV drivetime

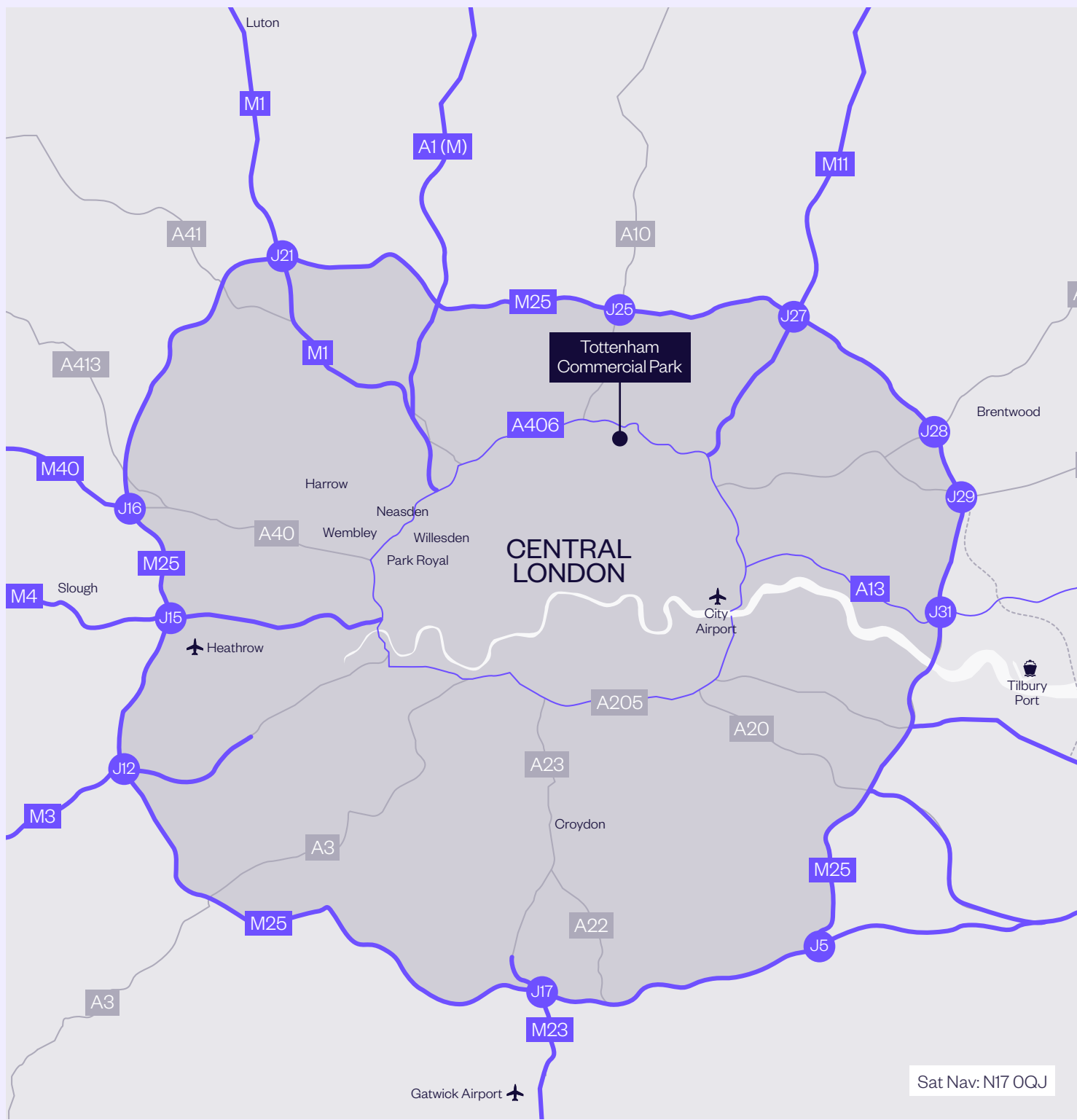
LOCATION

Tottenham Commercial Park enjoys a prominent position fronting Watermead Way, a main arterial route linking Tottenham Hale with the A406 (North Circular).

Further north, Watermead Way links with Mollison Avenue (A1055), providing fast access to the M25. The A10 is two miles to the west and provides excellent connectivity to both central London and the wider motorway network.



A406 (North Circular)	1 mile
A10	2 miles
M11 (J4)	4.8 miles
M25 (J25)	6.5 miles
Central London	9 miles



ACCESSIBILITY

The estate's prime London location benefits from excellent public transport links. Located in Zone 3 of the London Underground network, it offers fast and convenient access to Central London.

The nearest stations are Meridian Water Station and Northumberland Park Station – both providing direct overground links to Liverpool Street Station, with a 25-30 minute journey time. Tottenham Hale Station is located 1.5 miles from the site, which provides a direct route to Oxford Circus via the Victoria Line.

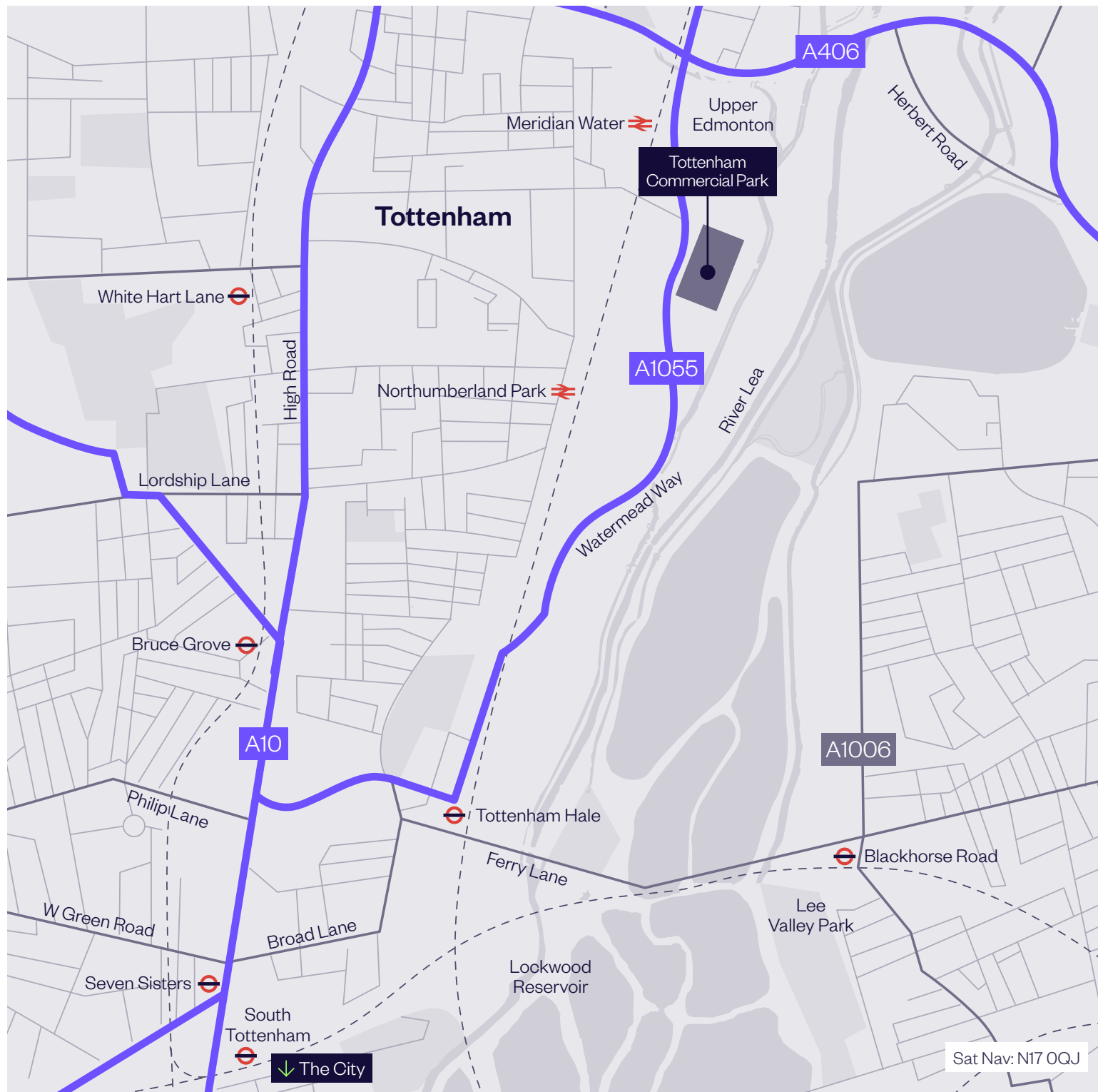
Served by the 192 bus route, the estate also has a local bus stop with regular services linking Enfield with Tottenham Hale.



PUBLIC TRANSPORT

Meridian Water Station	0.3 miles
Northumberland Park Station	0.6 miles
Tottenham Hale Station	1.5 miles

Source: Google Maps



CONTACT US



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