

# VALOR PARK

## TOTTENHAM



\*Indicative Image

LAST MILE LOGISTICS FACILITY  
**INDUSTRIAL / WAREHOUSE UNITS TO LET**  
UNIT 2 - 11,932 SQ FT (1,109 SQ M)

LOCAL OCCUPIERS:

**BESTWAY**  
WHOLESALE



**TESCO**  
*Extra*

*Coca-Cola*

GINA



**UK**  
PACKAGING

**REDEMPTION**  
BREWING Co. LONDON



Tottenham  
Hotspur Stadium

Cash & Carry

Loon Fung

Cypro Food

Coca Cola

Tesco

Tesla

Venus  
Wines

IKEA

NOT FOR PUBLICATION

A406

A406

A406

A406

A406

A406

A1055

A1055

A1055

A1055

High Road

Brantwood Road

Willoughby Road

Meridan Water

West Road

Unit 1

Unit 2

Low Res Preview

# UNIT 2

## 11,932 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, Unit 2 boasts an impressive array of features, including, contemporary two-story offices of exceptional quality, and 2 ground level access loading doors. With an impressive 10M haunch height, Unit 2 at Valor Park Tottenham provides an optimal environment for flexible industrial logistics and trade activities.

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



24/7 USE



10M HAUNCH HEIGHT



2 LEVEL LOADING DOORS



BIKE STORAGE



SECURE SITE



5 CAR PARKING SPACES



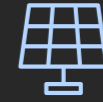
BREEAM EXCELLENT



LED LIGHTING



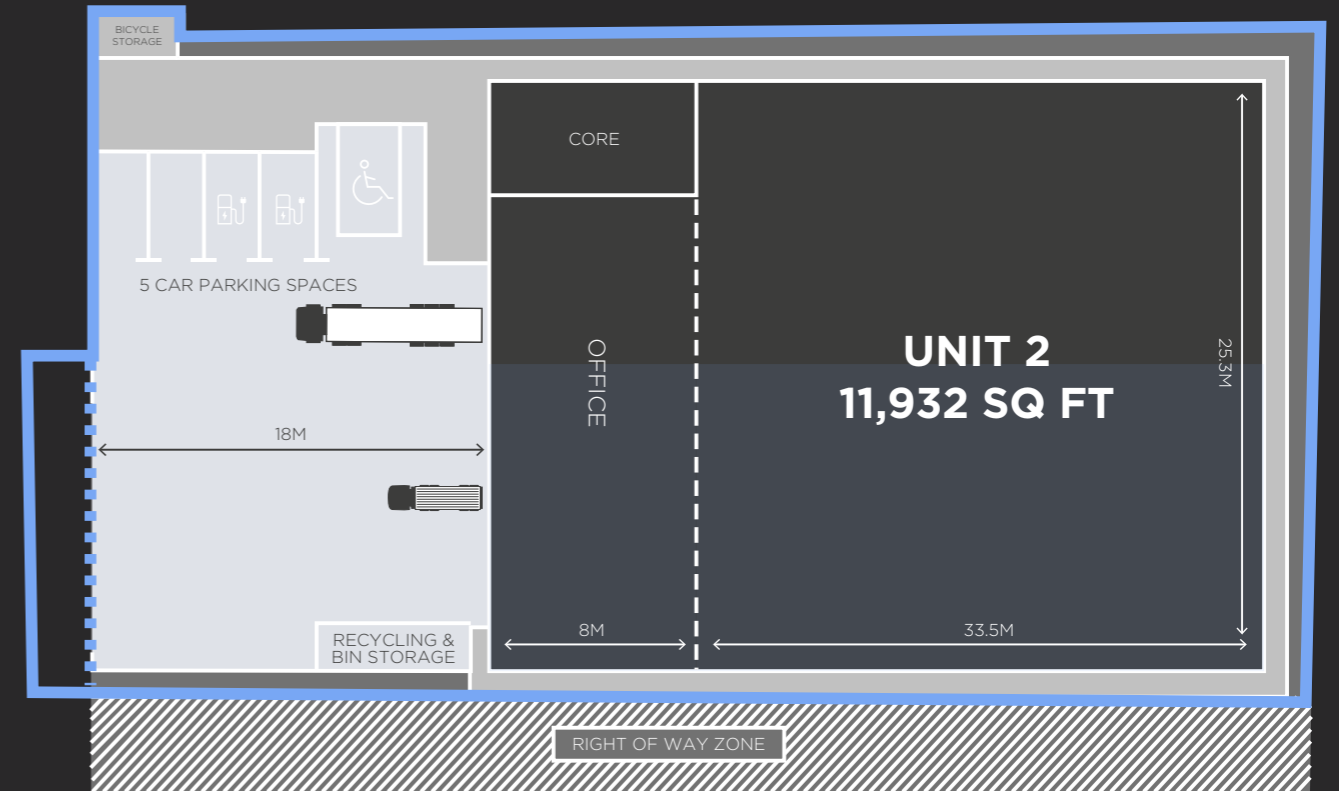
EPC A



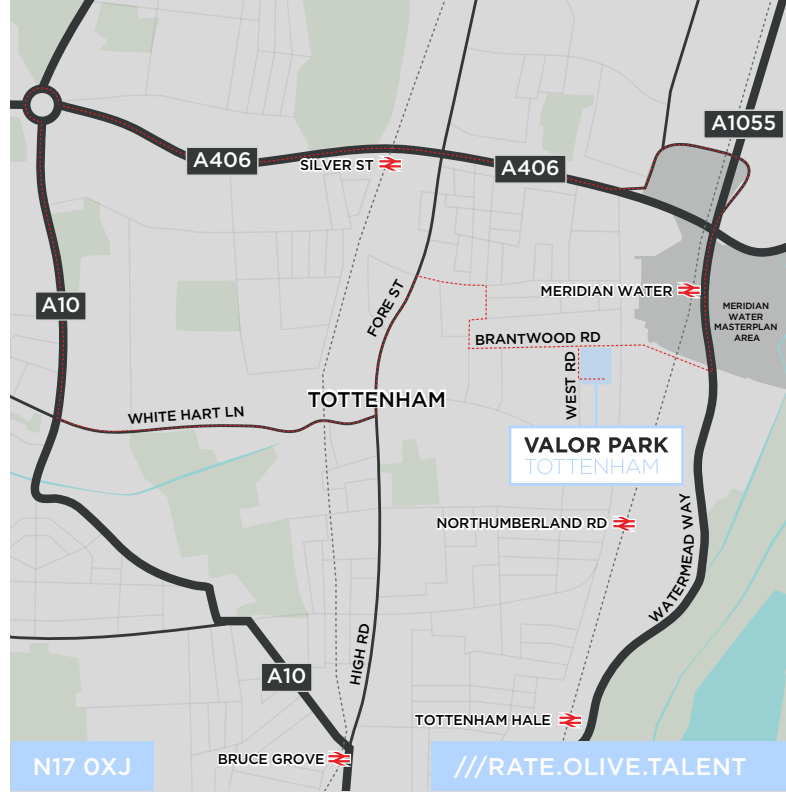
PV PANELS



2 EV CHARGING POINTS



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

#### AIRPORTS

	MILES
LONDON CITY	14.3
STANSTED	30.6
LUTON	34.4
GATWICK	57.5



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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