

VALOR PARK

TOTTENHAM



*Indicative Image

LAST MILE LOGISTICS FACILITY
INDUSTRIAL / WAREHOUSE UNITS TO LET
UNIT 1 - 60,771 SQ FT (5,646 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NOT FOR PUBLICATION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 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, and convenient ground and dock level access loading for the unit. With an impressive 12M haunch height, Unit 1 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 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



3 DOCK LOADING DOORS



SECURE SITE



21 CAR PARKING SPACES



BREEAM EXCELLENT



LED LIGHTING



EPC A



PV PANELS



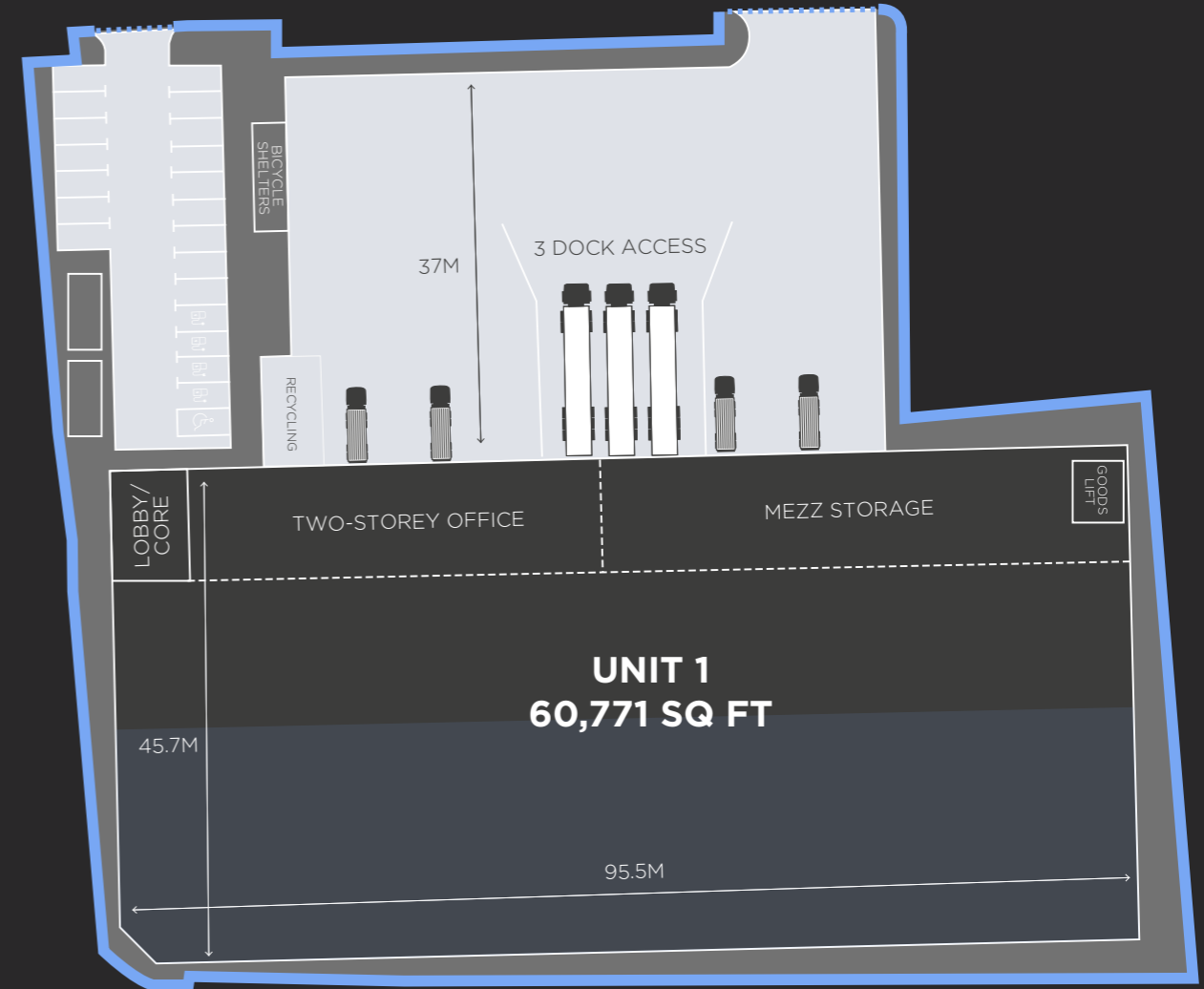
4 EV CHARGING POINTS



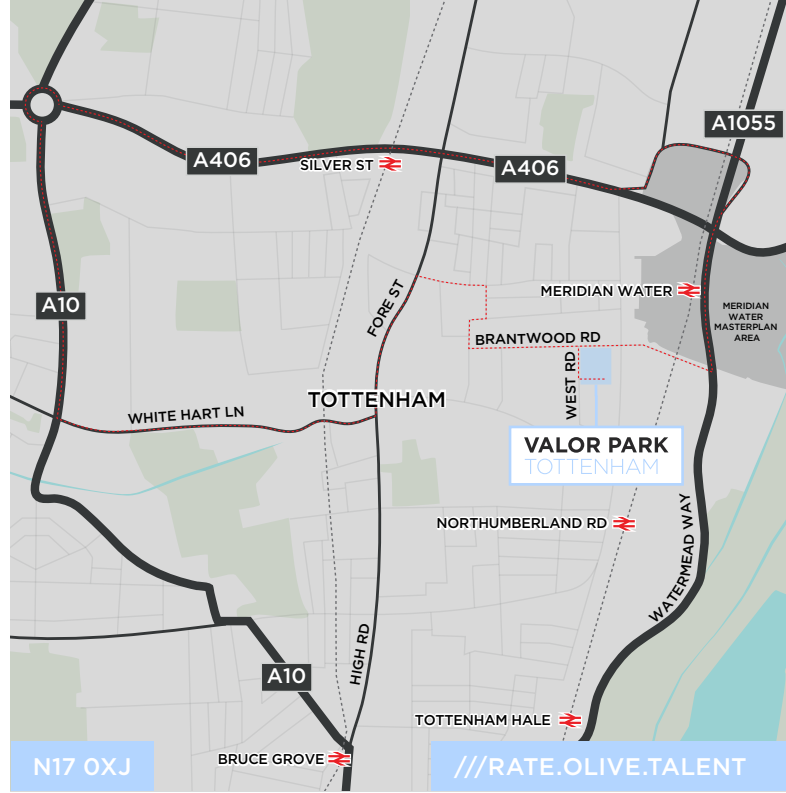
OFFICE TERRACE



*indicative CGI



UNIT 1	SQ FT	SQ M
Warehouse	48,761	4,530
Office	4,570	425
Warehouse Mezzanine	5,797	539
Total GEA	60,771	5,646



MAIN ROADS

ROAD	MILES
A10	1.3
A406	1.6
A110	3.6
M11	6.3
M25 (J25)	7.1
A12	7.1
M1	10.2

AIRPORTS

AIRPORT	MILES
LONDON CITY	14.3
STANSTED	30.6
LUTON	34.4
GATWICK	57.5



SOURCE: FREEMAPTOOLS.COM

TRAINS

STATION	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

STATION	MINS	MILES
SEVEN SISTERS	11	2.9
TOTTENHAM HALE	9	2

PORTS

PORT	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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