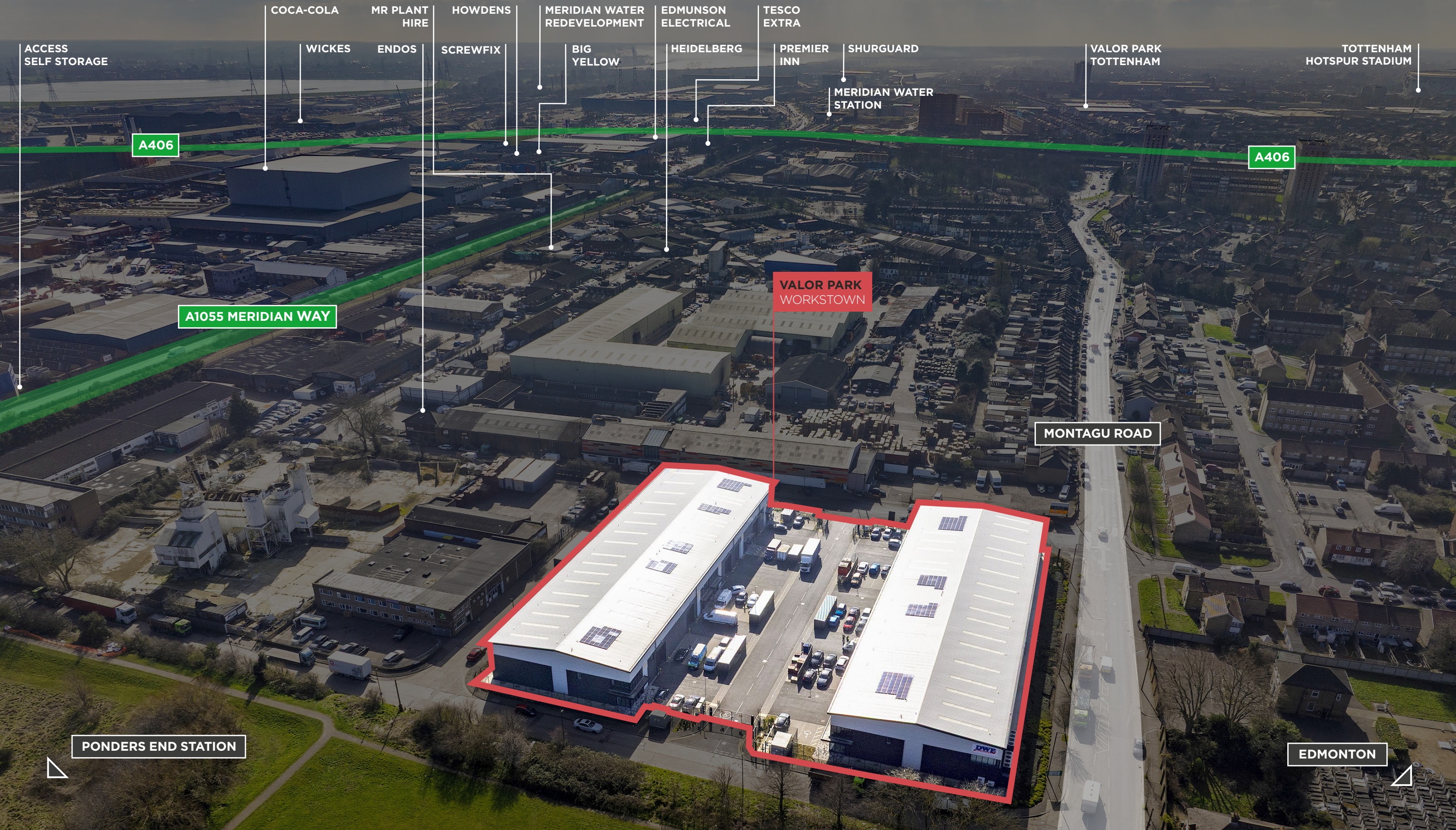


VALOR PARK WORKSTOWN



PRIME GREATER LONDON URBAN LOGISTICS ESTATE
INDUSTRIAL / WAREHOUSE UNITS WITH
DIRECT ACCESS TO THE NORTH CIRCULAR (A406)
4,101 SQ FT (381 SQ M) - 9,416 SQ FT (875 SQ M)
TO LET

0.5 MILES TO NORTH CIRCULAR (A406)
10 MILES TO CENTRAL LONDON



ACCESS
SELF STORAGE

COCA-COLA

MR PLANT
HIRE

HOWDENS

MERIDIAN WATER
REDEVELOPMENT

EDMUNSON
ELECTRICAL

TESCO
EXTRA

WICKES

ENDOS

SCREWFIX

BIG
YELLOW

HEIDELBERG

PREMIER
INN

SHURGUARD

MERIDIAN WATER
STATION

VALOR PARK
TOTTENHAM

TOTTENHAM
HOTPUR STADIUM

A406

A406

A1055 MERIDIAN WAY

VALOR PARK
WORKSTOWN

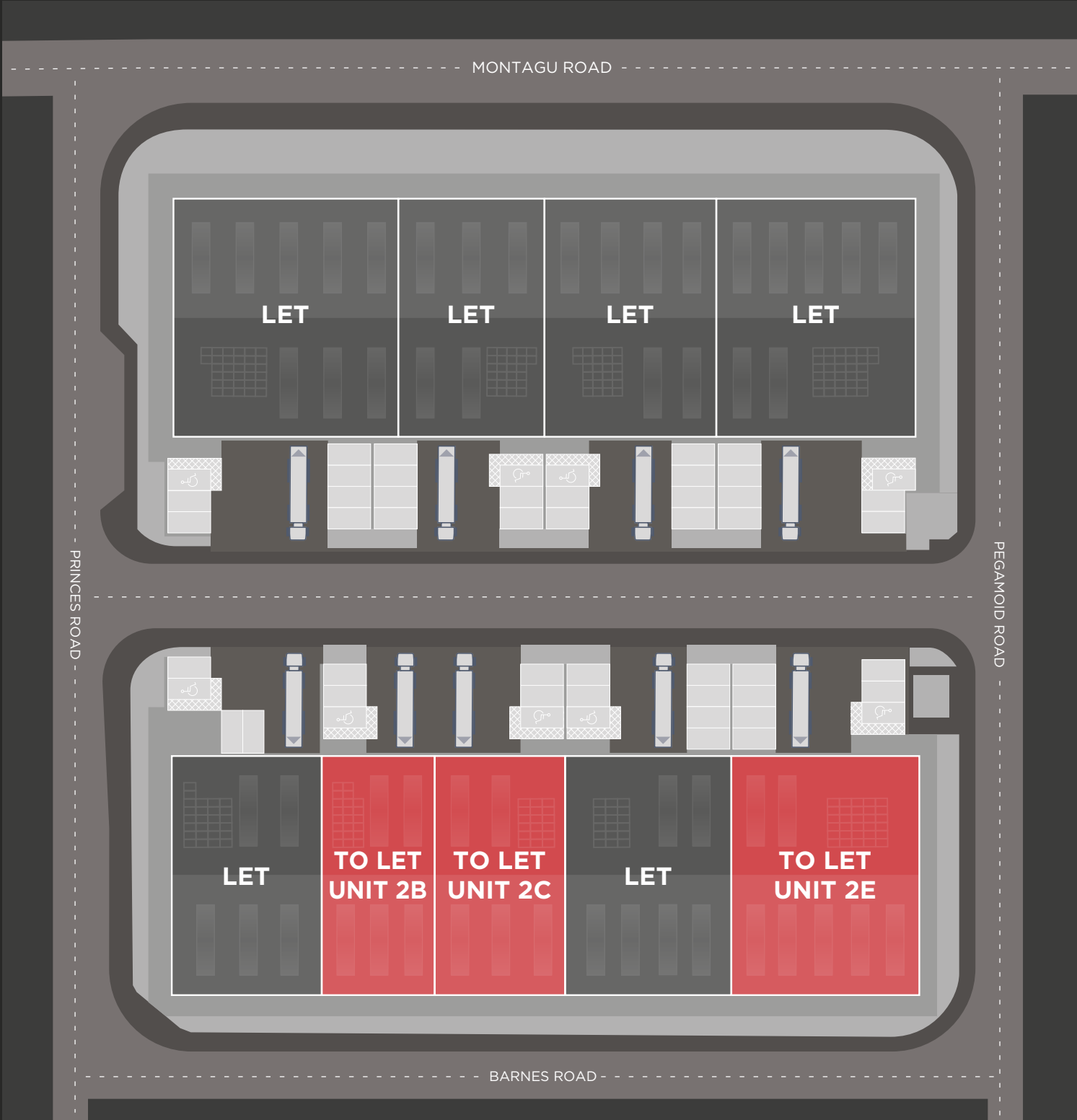
MONTAGU ROAD

PONDERS END STATION

EDMONTON

4,101 SQ FT – 9,416 SQ FT

INDUSTRIAL / WAREHOUSE UNITS



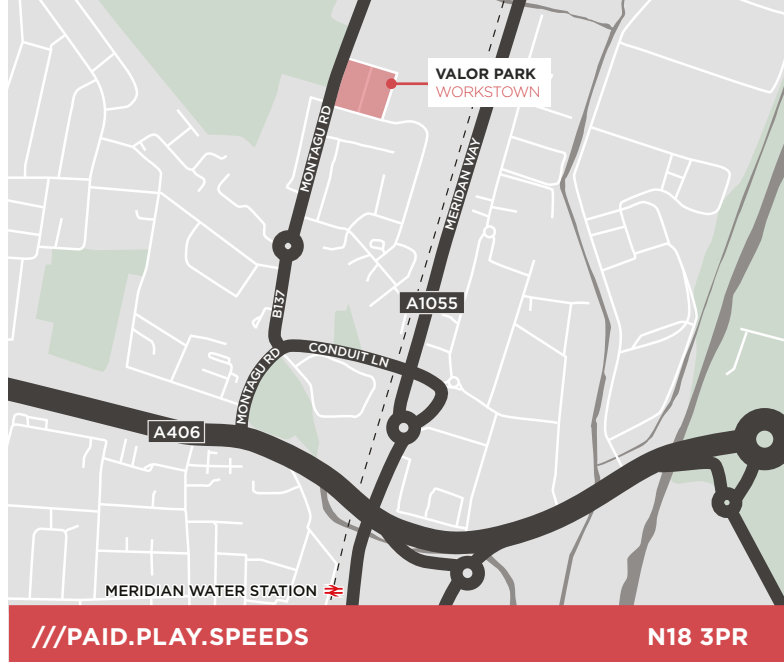
UNITS 2B, 2C AND 2E

The estate consists of two terraces with three available units to let. The scheme is secure and gated with dedicated parking for each unit. These warehouses have been designed to be energy efficient, for an EPC A rating. They also incorporate key ESG features, including EV charging stations, Solar PV and LED lighting.

ACCOMMODATION (GEA)

UNIT 2B	SQ FT	SQ M
Warehouse	3,714	345.04
Office	388	36.04
Overall Total	4,101	381.08
UNIT 2C	SQ FT	SQ M
Warehouse	4,345	403.67
Office	970	90.15
Overall Total	5,315	493.82
UNIT 2E	SQ FT	SQ M
Warehouse	6,308	586
Office	1,354	125.76
Overall Total	7,662	711.76





///PAID.PLAY.SPEEDS

N18 3PR

ROAD	MILES	MINS
A406 NORTH CIRCULAR	0.5	3
A1055	0.6	3
A10	2.0	4
M25	5.0	12

RAIL	MILES	MINS
MERIDIAN WATER	0.9	4
EDMONTON GREEN	1.1	4
WHITE HART LANE	1.9	7
ENFIELD	4.2	12
LONDON LIVERPOOL STREET	8.2	27

PORTS	MILES	MINS
TILBURY	27.2	35
DP WORLD	20.6	40
DOVER	83.6	1 hr 30
FELIXSTOWE	85.4	1 hr 25

AIRPORTS	MILES	MINS
LONDON CITY	13	22
STANSTED	29.4	30
HEATHROW	24.5	54

EPC
EPC A.

TERMS
The units are available on new leases. Full terms available on application.

RENT
Upon Application.

USE
Eg(iii) B2 B8

**STRONG
LOCAL
WORKFORCE**

TOTAL WORKING-AGE
POPULATION 718,835
PEOPLE

**HIGH
POPULATION
DENSITY**

LARGE CUSTOMER AND
WORKFORCE BASE OF
1,055,401

**SKILLED &
RELEVANT
LABOUR**

192,316 WORKING IN
WAREHOUSING AND
LOGISTICS

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

Source: Office for National Statistics



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