



UNIT F

TOTTENHAM COMMERCIAL PARK

15,903 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 9.9m 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, 2025

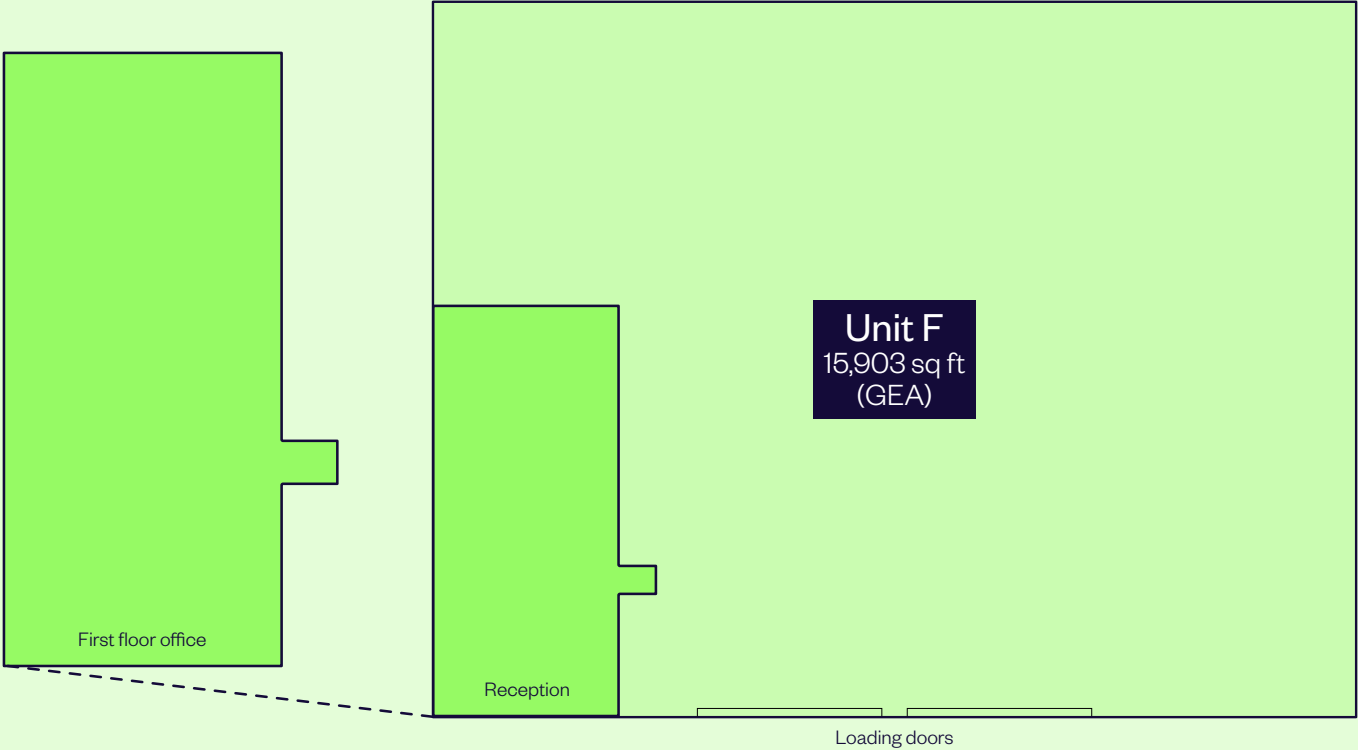
15,903 SQ FT

Located along the main estate road, the unit provides 15,903 sq ft of industrial space.

-  8m clear internal height
-  30kN/m² floor loading
-  Two electric up and over loading doors – 3.6m (w) x 4.5m (h)
-  Secure self-contained yard
-  18 car parking spaces (including 4 disabled bays)
-  LED lighting throughout office and warehouse
-  Ground floor reception
-  First floor office area
-  EPC 'A' rating
-  Access controlled barrier to the estate
-  Lift access to upper floor

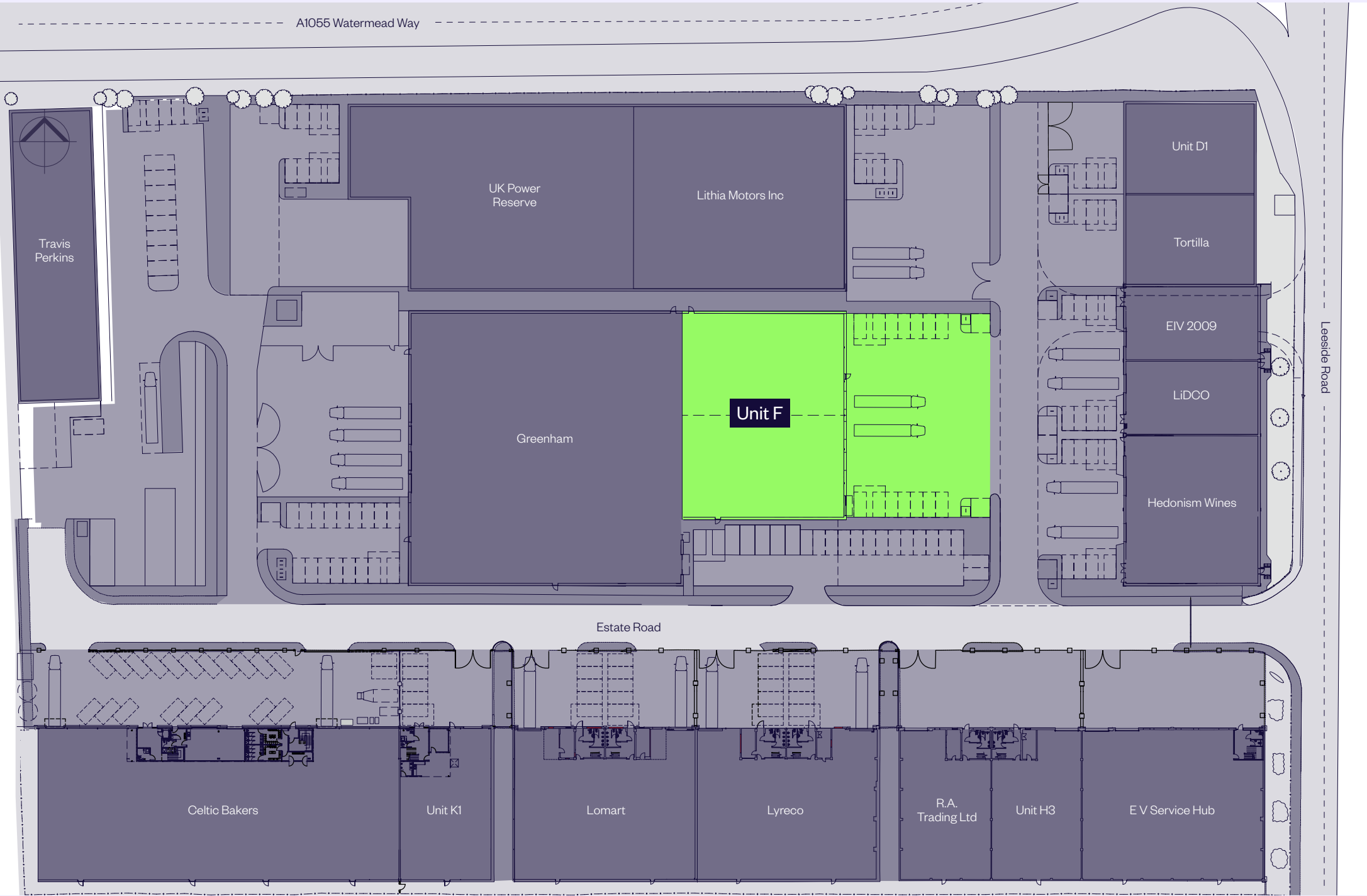
Unit F	sq m	sq ft
Ground floor	1,333.7	14,356
Firsr floor	143.7	1,547
TOTAL	1,477.4	15,903

*Based on Gross External Area (GEA)

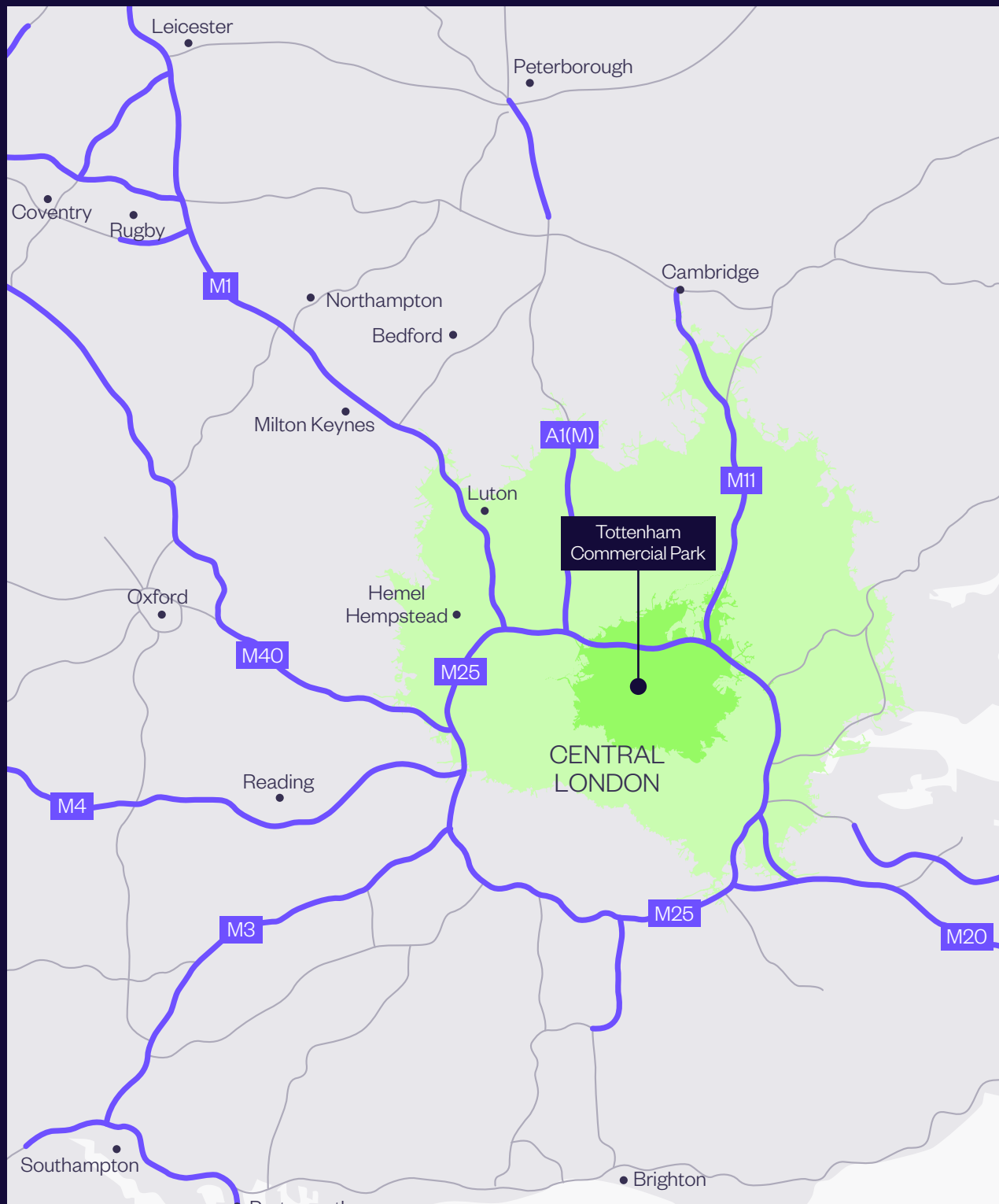


-  Warehouse space
-  Office space

ESTATE PLAN



Unrivalled access



TOTAL
POPULATION

2.7M

30 min
drivetime

9.9M

60 min
drivetime



TOTAL
PURCHASING
POWER

£77.6BN

30 min
drivetime

£305.7BN

60 min
drivetime

Source: Esri and Michael Bauer Research 2025

 30 minute drivetime
 60 minute drivetime

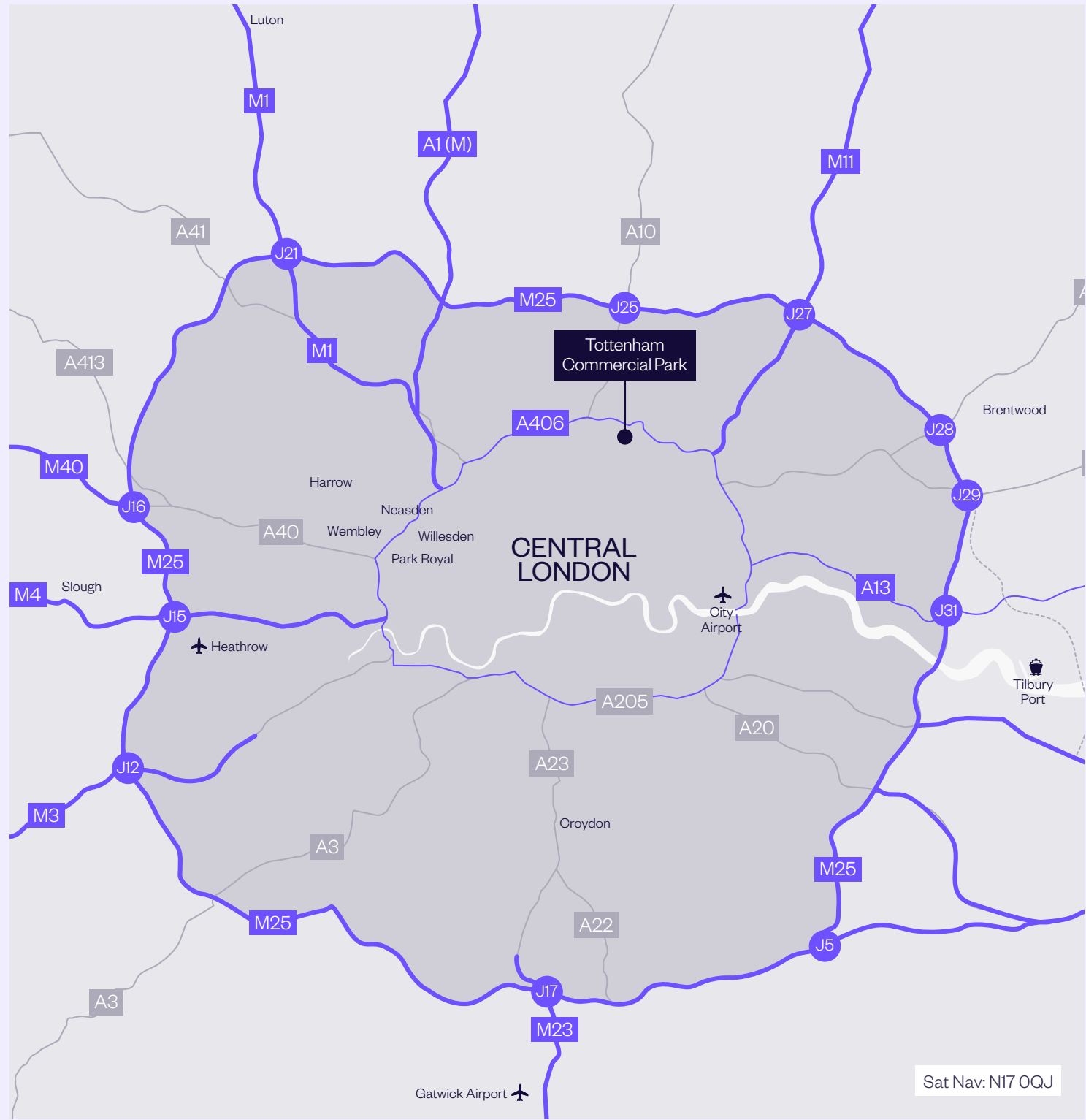
LOCATION

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



ENQUIRE NOW

Chris Beamer
Associate Director, Development
chris.beamer@goodman.com
07500 779249

Paul Barber
Director, Property & Asset Management
paul.barber@goodman.com
07795 331988

Laura Featherstone
Asset Manager
laura.featherstone@goodman.com
07778 353705



Paul Londra
paul.londra@tlre.co.uk
07779 269290

Ed Thomason
ed.thomason@tlre.co.uk
07818 065276

NEWMARK

Josh Pater
joshua.pater@nmrk.com
0778 2271355

Freddie John
freddie.john@nmrk.com
07788 394341

Charlie Isaac
charlie.isaac@nmrk.com
07385 409538

0203 426 0800 | uk.goodman.com

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