

VALOR PARK

TOTTENHAM



LAST MILE LOGISTICS FACILITIES
INDUSTRIAL / WAREHOUSE UNITS TO LET
UNIT 1 - 59,903 SQ FT (5,565 SQ M)
UNIT 2 - 12,450 SQ FT (1,157 SQ M)
AVAILABLE NOW

LOCAL OCCUPIERS:

BESTWAY
WHOLESALE



TESCO
Extra

Coca-Cola

GINA



UK
PACKAGING

REDEMPTION
BREWING Co. LONDON



Barclays

Sainsbury's

Tottenham
Hotspur Stadium

Cash & Carry

Loon Fung

Cypro Food

Coca Cola

Tesco

Tesla

Venus
Wines

Wickes

Premier Inn

High Road

Brantwood Road

Willoughby Road

Meridian Water

Unit 1

Unit 2

West Road

White Hart Lane

Northumberland Park

UNIT 1

59,903 SQ FT

BRAND NEW

GRADE A SPACE

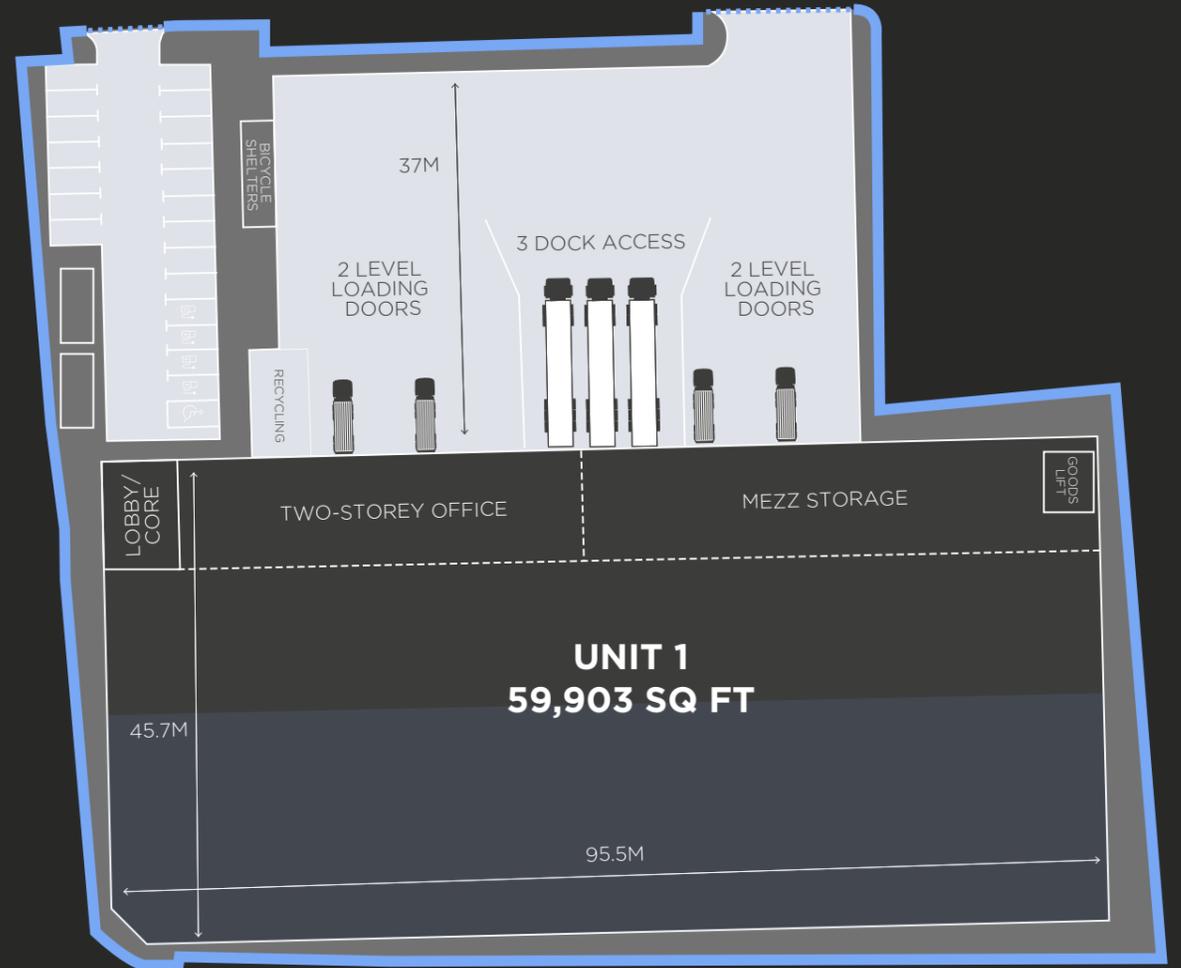
DESCRIPTION

Valor Park Tottenham is a premier urban logistics space, featuring two newly built units of exceptional standard. Situated within a secure, self-contained site, this development boasts an impressive array of features, including double height reception areas, contemporary two-story offices and ground level loading access to both units, with dock access to Unit 1. With an impressive 10-12M haunch height, Valor Park Tottenham provides an optimal environment for diverse 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 an accessible zone 3 location.



- 
24/7 USE
- 
12M HAUNCH HEIGHT
- 
4 LEVEL LOADING DOORS
- 
SECURE SITE
- 
3 DOCK LOADING DOORS
- 
BIKE STORAGE
- 
21 CAR PARKING SPACES
- 
BREEAM EXCELLENT
- 
LED LIGHTING
- 
EPC A
- 
PV PANELS
- 
4 EV CHARGING POINTS
- 
OFFICE TERRACE



UNIT 1	SQ FT	SQ M
Ground Floor		
Warehouse	47,726.70	4,433.96
Entrance Lobby & Stair Core	1,064.76	98.92
1st Floor		
Mezzanine	5,400.68	501.74
Office	4,893.38	454.61
Lobby & Core	816.98	75.9
TOTAL GEA	59,902.50	5,565.13



UNIT 2

12,450 SQ FT

BRAND NEW

GRADE A SPACE



24/7 USE



10M HAUNCH HEIGHT



2 LEVEL LOADING DOORS



BIKE STORAGE



SECURE SITE



5 CAR PARKING SPACES



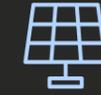
BREEAM EXCELLENT



LED LIGHTING



EPC A



PV PANELS



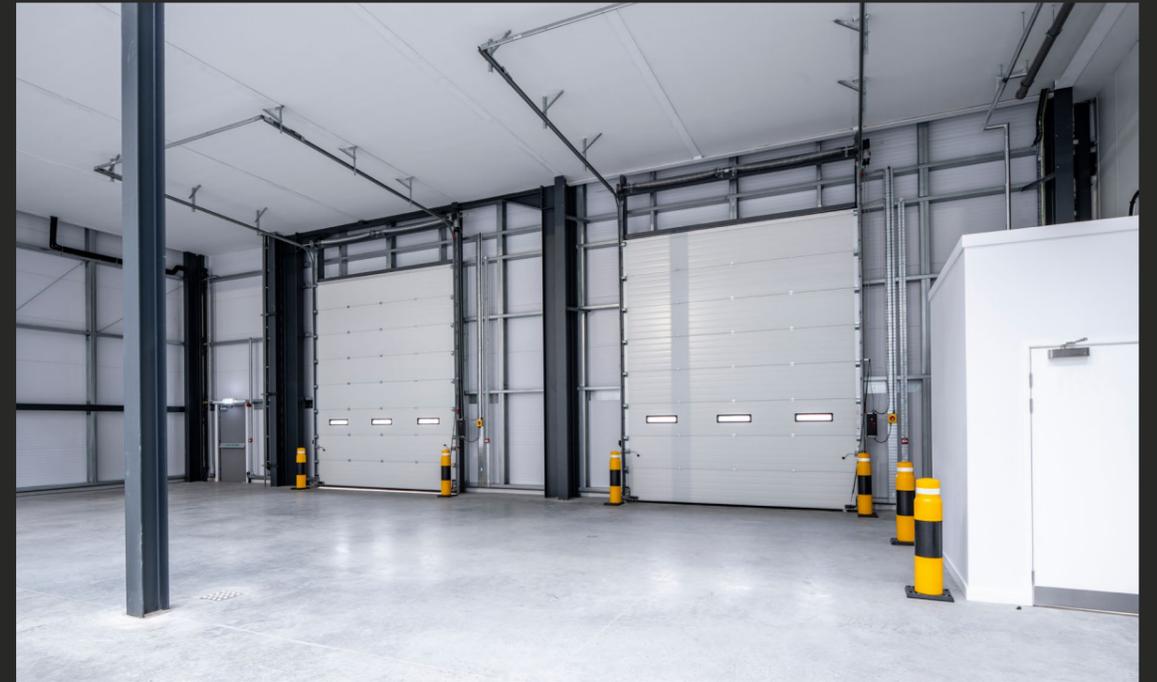
2 EV CHARGING POINTS

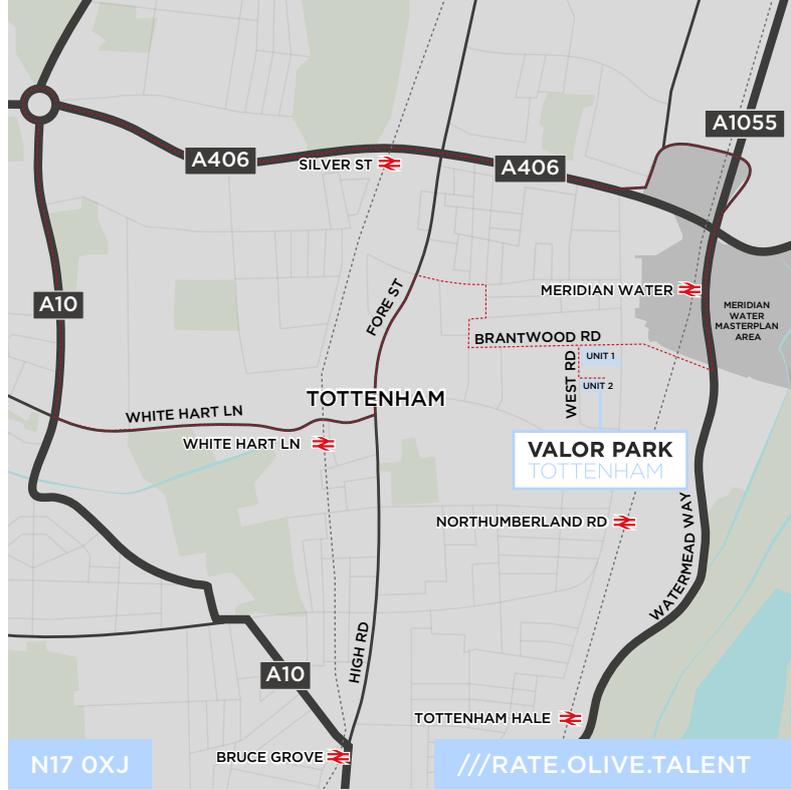
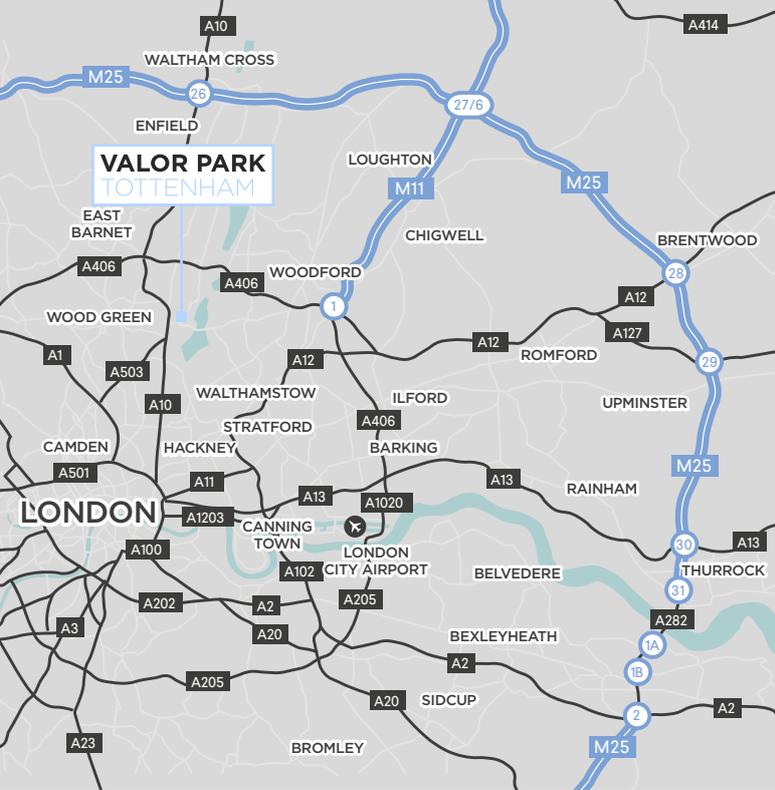


DETACHED UNIT



UNIT 2	SQ FT	SQ M
Ground Floor		
Warehouse	9,321.65	866.01
Entrance Lobby	573.29	53.26
1st Floor		
Mezzanine Office	2,555.03	237.37
TOTAL GEA	12,449.96	1,156.64





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

5,211,190
PEOPLE

LIVE WITHIN A 15
MILE RADIUS

2,703,667
PEOPLE

LIVE WITHIN A 10
MILE RADIUS

935,872
PEOPLE

LIVE WITHIN A 5
MILE RADIUS

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 A.

COSTS

Each party to bear their own legal costs in this transaction.

RENT

Upon Application.

TERMS

The units are 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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