

UNIT D1

TOTTENHAM COMMERCIAL PARK

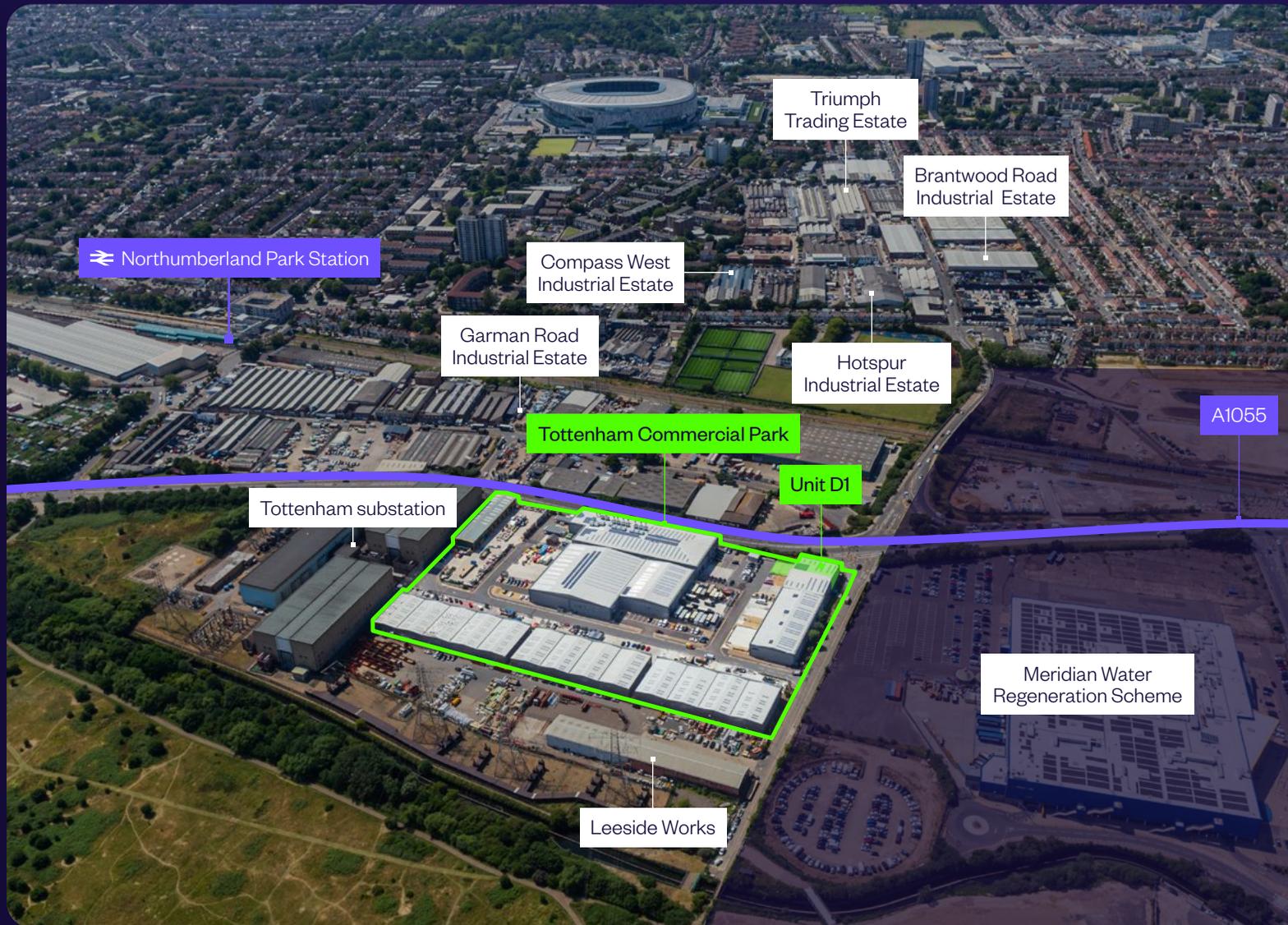
6,004 sq ft industrial unit

Leeside Road, London, N17 0QJ | uk.goodman.com

AVAILABLE FOR IMMEDIATE OCCUPATION



LOGISTICS SPACE FOR SAME-DAY DELIVERY



Tottenham Commercial Park is a well-established industrial development offering high quality warehouse space to customers serving Central London and beyond.

On the corner of Watermead Way (A1055) and Leaside Road, the site's excellent transport links provide great connectivity and fast access to consumers, with the ability to reach 10.2m people within a one-hour drive¹.

KEY HIGHLIGHTS:



Ideally placed for urban logistics and last-mile delivery



Zone 3 location for easy access



Join a thriving estate, with customers including Travis Perkins, Celtic Bakers, Tortilla and Hedonism Wines.

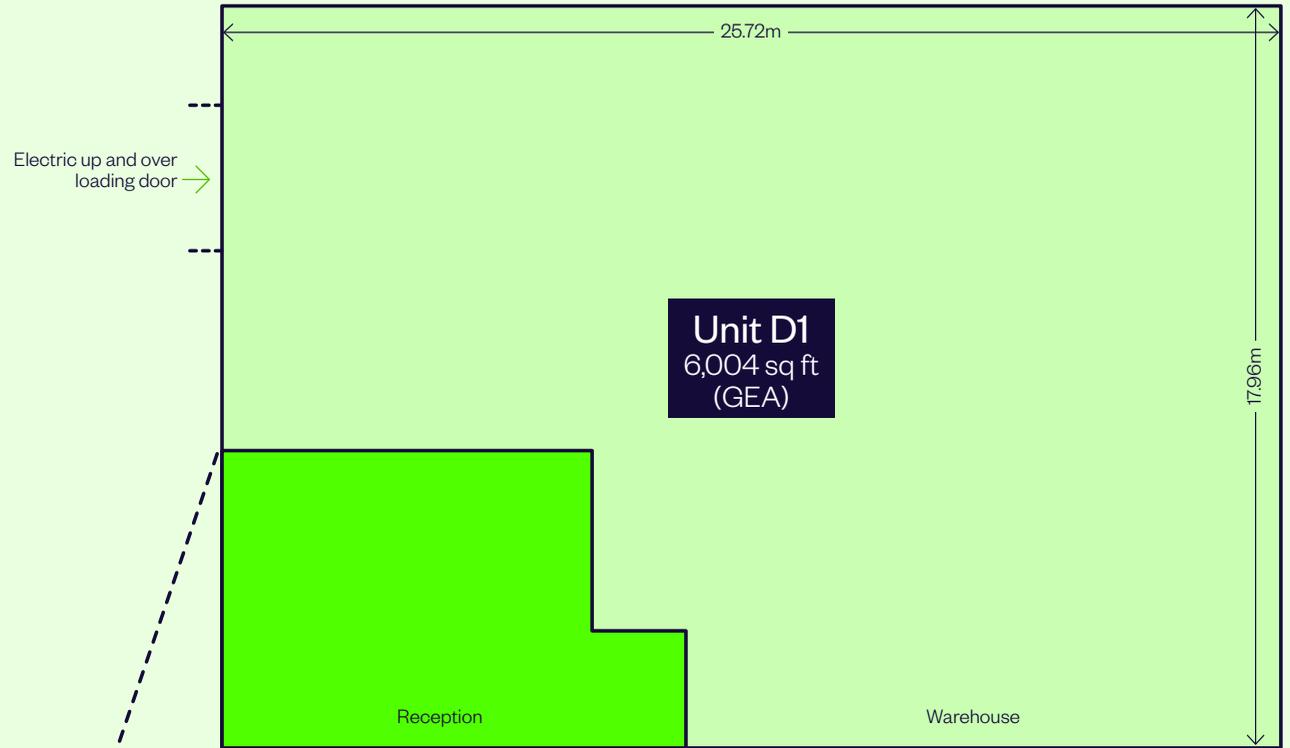
6,004 SQ FT

Unit D1 is located along the northern boundary of the estate and offers 6,004 sq ft of industrial space. Benefitting from a generous loading area and one electric up and over loading door for HGV / van loading, the property has been delivered to the following specification:

-  6.52m clear internal height (7.54m internal eaves height and 9.45m to ridge)
-  50kN/m² floor loading
-  3.6m (w) x 4.5m (h) electric up and over loading door
-  Secure self-contained yard
-  Solar PV system of 5kWp (generating approx. 3,600kWh each year)
-  15% roof lights
-  Ground floor reception
-  Fully-fitted first floor office
-  EPC 'A' rating (15)
-  Access controlled barrier to the estate

Unit D1	sq m	sq ft
Warehouse	409.6	4,409
Ground floor reception / office	73.7	793
First floor office	74.5	802
TOTAL	557.8	6,004

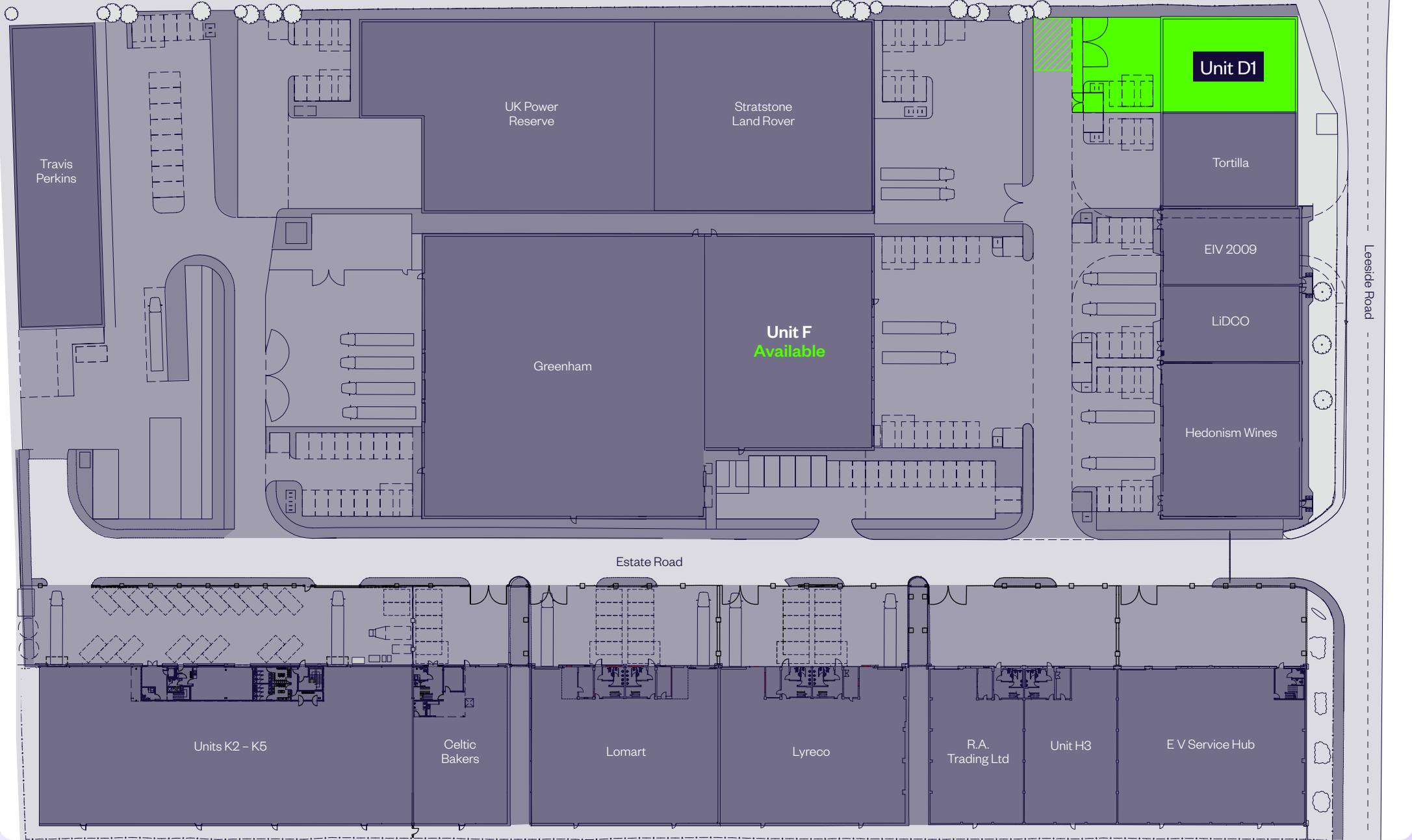
Based on Gross External Area (GEA)



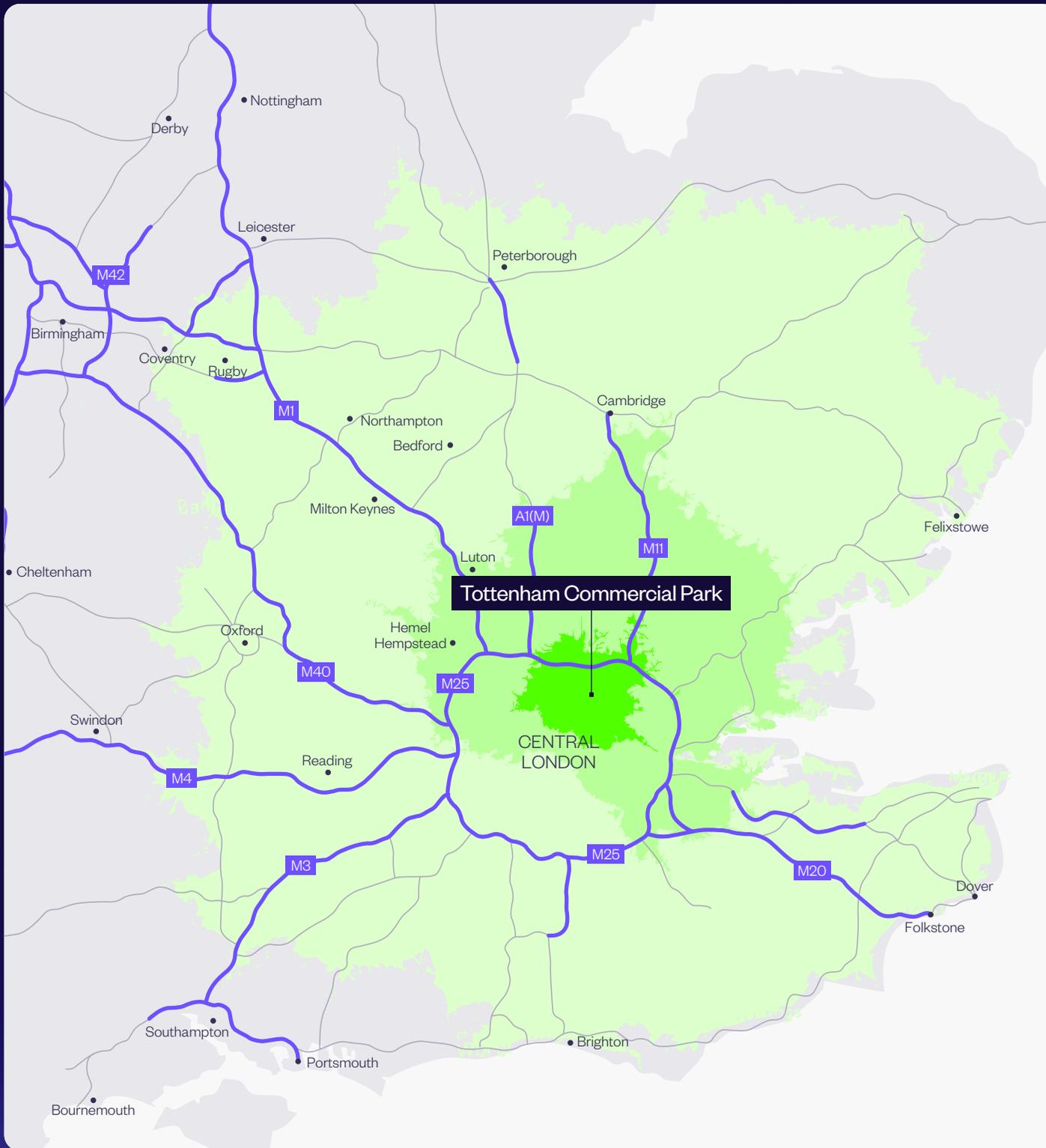
-  Warehouse space
-  Office space

ESTATE PLAN

A1055 Watermead Way



UNRIVALLED ACCESS



TOTAL POPULATION

2.7M

30 min
drivetime

10.2M

1 hour
drivetime

23.5M

2 hour
drivetime



TOTAL
PURCHASING POWER

£84.2BN

30 min
drivetime

£337.8BN

1 hour
drivetime

£725.6BN

2 hour
drivetime

Source: Esri and Michael Bauer Research 2026

- 30 minute drivetime
- 1 hour drivetime
- 2 hour drivetime

LOCATION

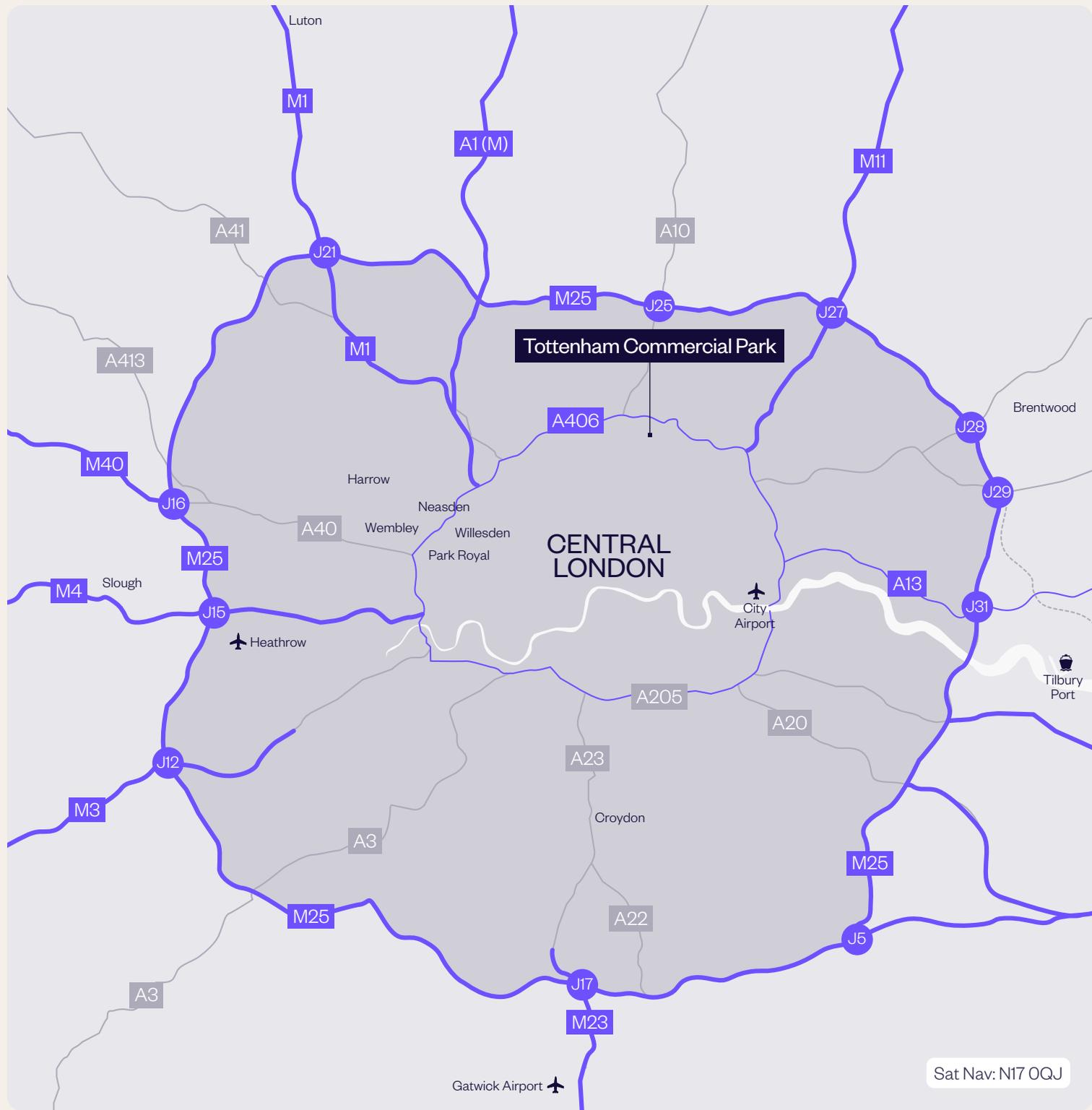
Tottenham Commercial Park benefits from a prominent position fronting Watermead Way, a main arterial route linking Tottenham Hale with the A406 (North Circular).

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.



ROAD

A406 (North Circular)	1 mile
A10	2 miles
M11 (J4)	4.8 miles
M25 (J25)	6.5 miles
Central London	9 miles



ACCESSIBILITY

Located in Zone 3 of the London Underground network, Tottenham Commercial Park 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.

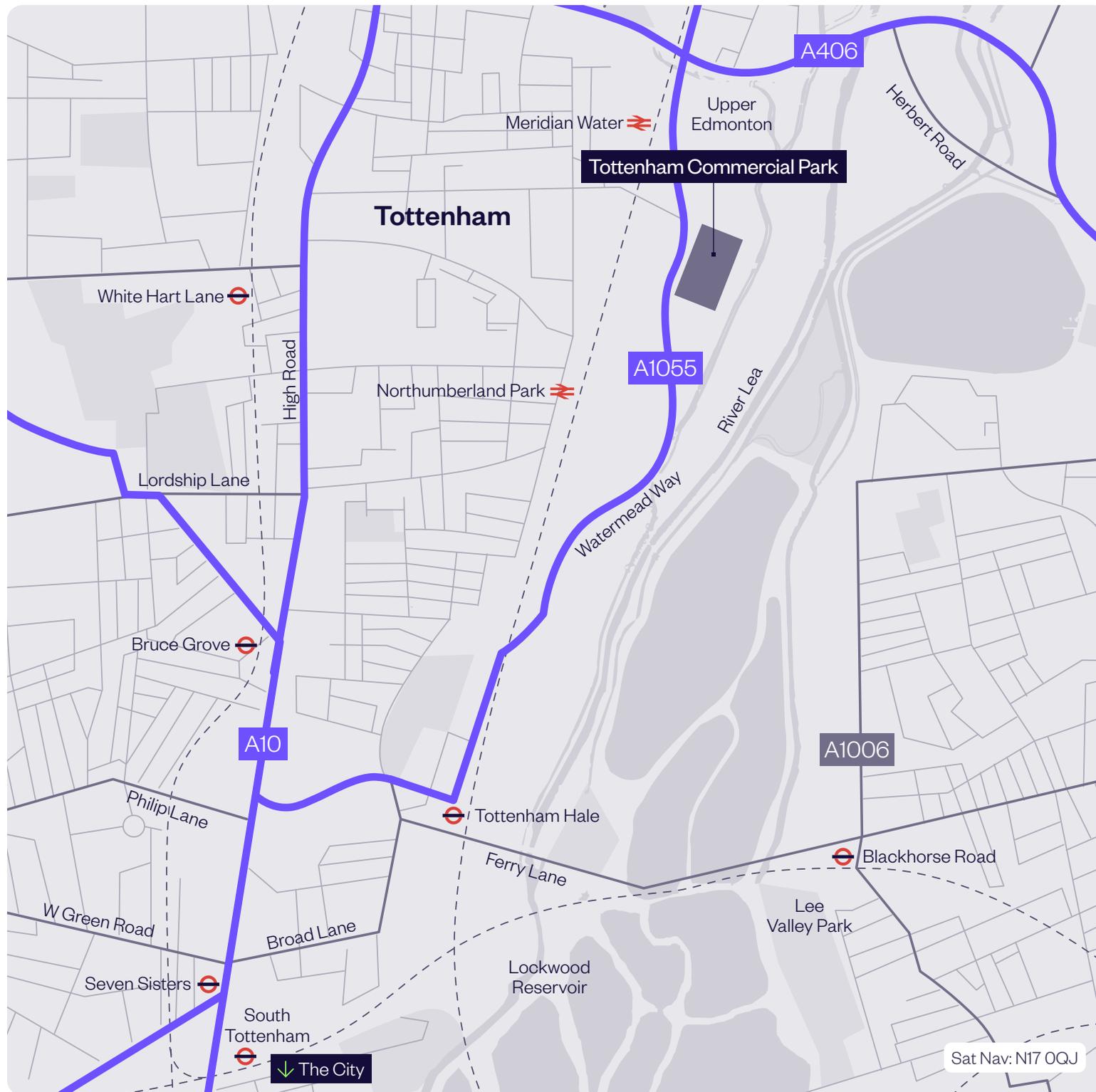
Served by the 192 bus route, the estate also has a local bus stop with regular services linking Enfield with Tottenham Hale.



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



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