



# /NDURENT

URBAN LOGISTICS TOTTENHAM

TOTTENHAM  
N17 ORU  
///PLACES.TRADES.BELONG

6 BRAND NEW WAREHOUSE UNITS

UNITS RANGING FROM  
6,236 SQ FT - 12,622 SQ FT  
(579.37 SQ M - 1,172.64 SQ M)

Available for immediate occupation.



Zone 4 location,  
just 30 minutes to  
Central London.



BREEAM Excellent achieved.  
Top 10% of UK warehouses  
for sustainability.



Warehousing that Works.



# High performance space for your business.

Urban Logistics Tottenham offers 6 brand new Grade-A industrial/warehouse units across a range of sizes totalling 51,955 sq ft. The highly prominent, accessible estate provides two state of the art terraces with dedicated yard areas.

## An ideal location in North London.

The site is positioned in Tottenham, at the intersection of Brantwood Road and Willoughby Lane, just a 30-minute drive from Central London and resides on the periphery of the significant London regeneration project, Meridian Water.

The scheme offers immediate access to the A406 North Circular through Angel Edmonton Road and facilitates smooth connectivity to junction 25 of the M25.



Warehousing that Works.



Internal height ranging from 8.2m to 10m.



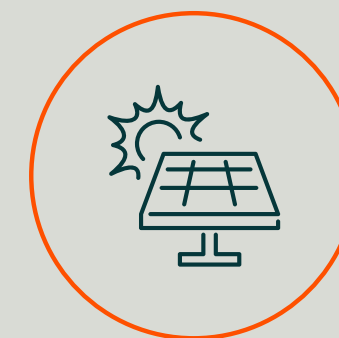
With an EPC A+ rating, customers can lower their energy bills with net zero carbon capabilities.



Smart LED lighting helping to reduce energy consumption by up to 75%.



10% roof lights coverage, providing sufficient daylight to illuminate the warehouse without artificial lighting.



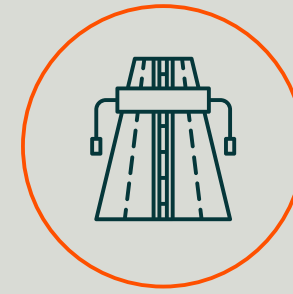
PV panels included as standard.



BREEAM Excellent rating places these units in the top 10% of warehouses in the UK for sustainability.



# Why choose Urban Logistics?



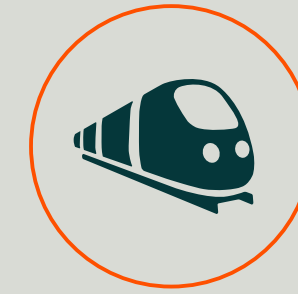
30-minute drive from Central London.



Part of a thriving business community with local occupiers including Sainsburys, Redemption Brewing Co London, Tills4U and Bestway Wholesale.



Good value proposition compared to Central London.



0.5 miles from Meridan Water Station and 0.6 miles to Northumberland Park Station.



Warehousing that Works.



# Aerial plan.



TOTTENHAM  
HOTSPUR STADIUM

THE GYM GROUP

REDEMPTION  
BREWING CO.

BOHEM BREWERY

BEST

SAINSBURYS

ARPINO WHOLESALE

BESTWAY WHOLESALE

TILLS4U

UNIT 3 - LET

UNIT 2

UNIT 1

UNIT 4

UNIT 5

UNIT 6

UNIT 7

NORTHUMBERLAND  
PARK STATION



Warehousing that Works.



# You're well-connected.



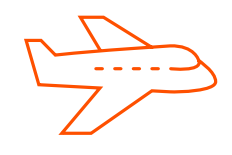
## MAJOR ROADS

A10	1.9 miles
A406	3.6 miles
M11 Junction 4	6 miles
M25 Junction 25	7 miles



## CITIES/MAJOR TOWNS

Walthamstow	4 miles
Central London	9.5miles
City of London	17.9 miles



## AIRPORTS

London City Airport	14 miles
Heathrow Airport	25 miles
London Luton Airport	35 miles



## TRAIN

Meridian Water Station	0.5 miles
Northumberland Train Station	0.6 miles
Tottenham Hale Station	1.7 miles

Drive times

Within 30 min labour pool

Within 1 hour

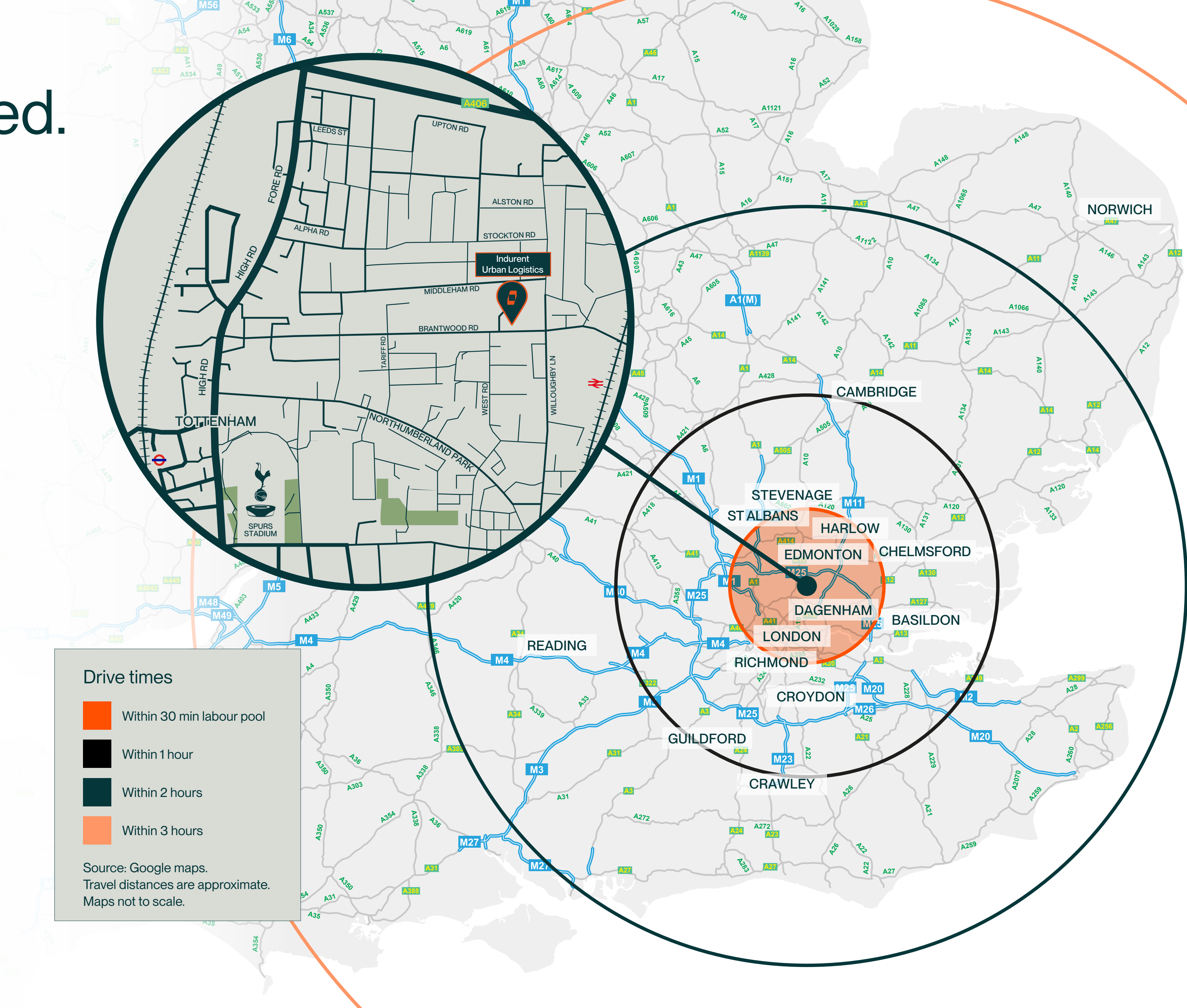
Within 2 hours

Within 3 hours

Source: Google maps.

Travel distances are approximate.

Maps not to scale.





# Schedule of accommodation.

UNIT	SPACE	SQ FT	SQ M
1	GROUND FLOOR	9,695	900.74
	MEZZANINE	1,436	133.43
	FIRST FLOOR	1,490	138.47
TOTAL		12,622	1,172.64

UNIT	SPACE	SQ FT	SQ M
2	GROUND FLOOR	9,599	891.75
	MEZZANINE	1,411	131.10
	FIRST FLOOR	1,469	136.51
TOTAL		12,479	1,159.36

UNIT	SPACE	SQ FT	SQ M
3 (LET)	GROUND FLOOR	9,741	904.99
	MEZZANINE	1,478	137.28
	FIRST FLOOR	1,471	136.69
TOTAL		12,690	1,178.96

UNIT	SPACE	SQ FT	SQ M
4	GROUND FLOOR	4,987	463.31
	MEZZANINE	679	63.05
	FIRST FLOOR	756	70.23
TOTAL		6,422	596.59

UNIT	SPACE	SQ FT	SQ M
5	GROUND FLOOR	4,925	457.59
	MEZZANINE	652	60.58
	FIRST FLOOR	750	69.67
TOTAL		6,327	587.84

UNIT	SPACE	SQ FT	SQ M
6	GROUND FLOOR	4,832	448.92
	MEZZANINE	654	60.78
	FIRST FLOOR	750	69.67
TOTAL		6,236	579.37

UNIT	SPACE	SQ FT	SQ M
7	GROUND FLOOR	6,123	568.82
	MEZZANINE	862	80.04
	FIRST FLOOR	884	82.14
TOTAL		7,868	731

All floor areas are approximate gross external areas.



BREEAM  
Excellent



50 kN sq/m  
floor loading



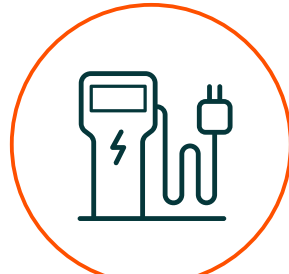
10% roof  
lights



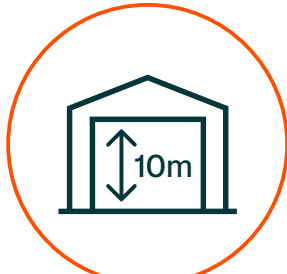
Grade-A first  
floor offices



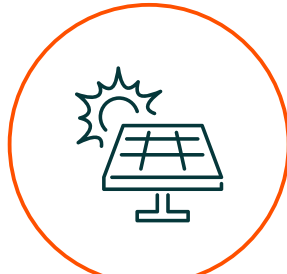
EPC A+



EV car  
charging points



8.2m - 10m clear  
internal height



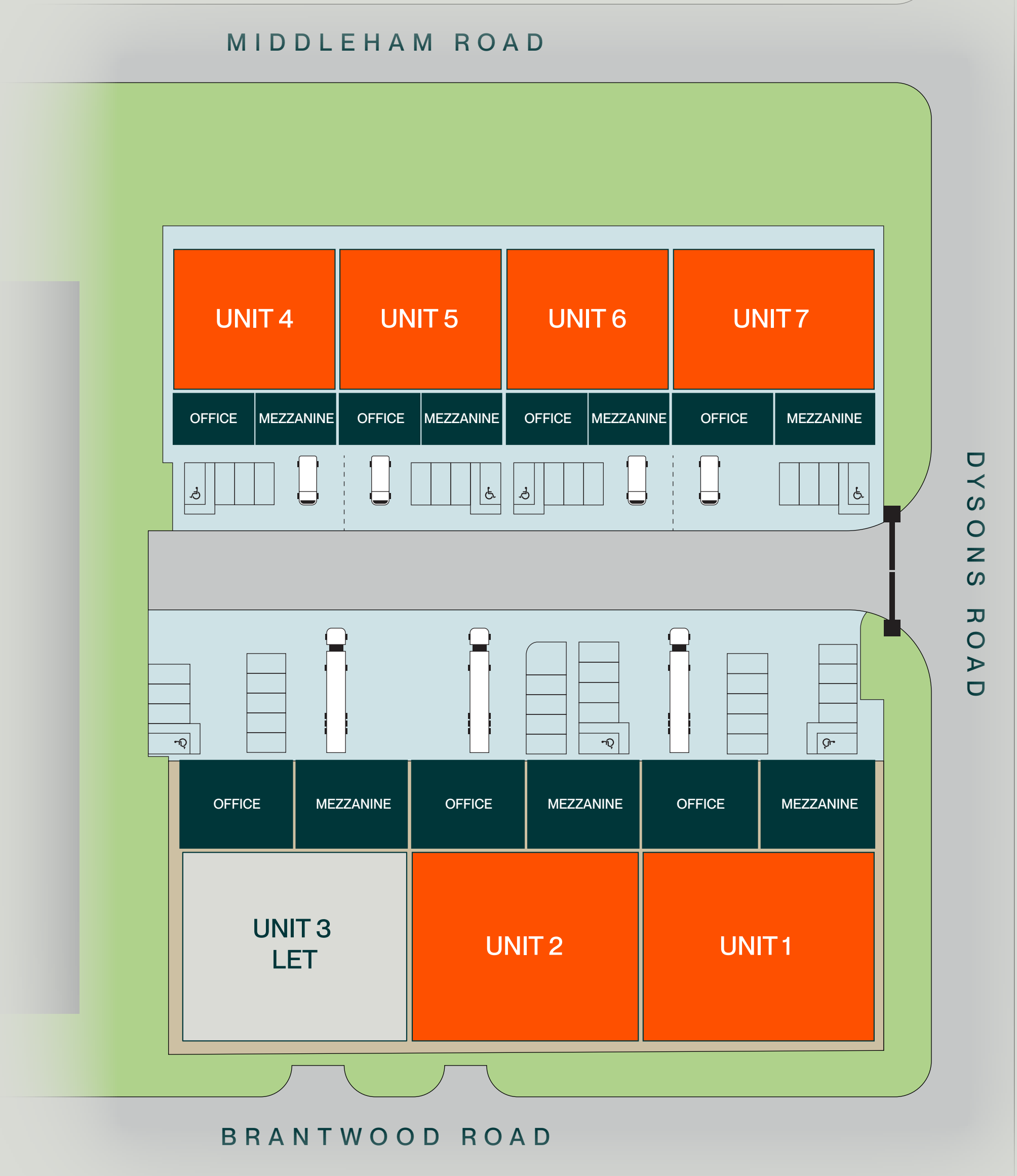
Solar panels



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# Siteplan.



Siteplan is indicative.





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