/NDURENT

URBAN LOGISTICS TOTTENHAM

TOTTENHAM
N17 0RU
///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.



Internal height ranging from 8.2m to 10m.

EPC A+ rating

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.

CODE FOR A SUSTAINABLE BUILT ENVIRONMENT
BREEAM
★★★★☆
EXCELLENT
BRE GLOBAL

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

Warehousing that Works.

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.



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

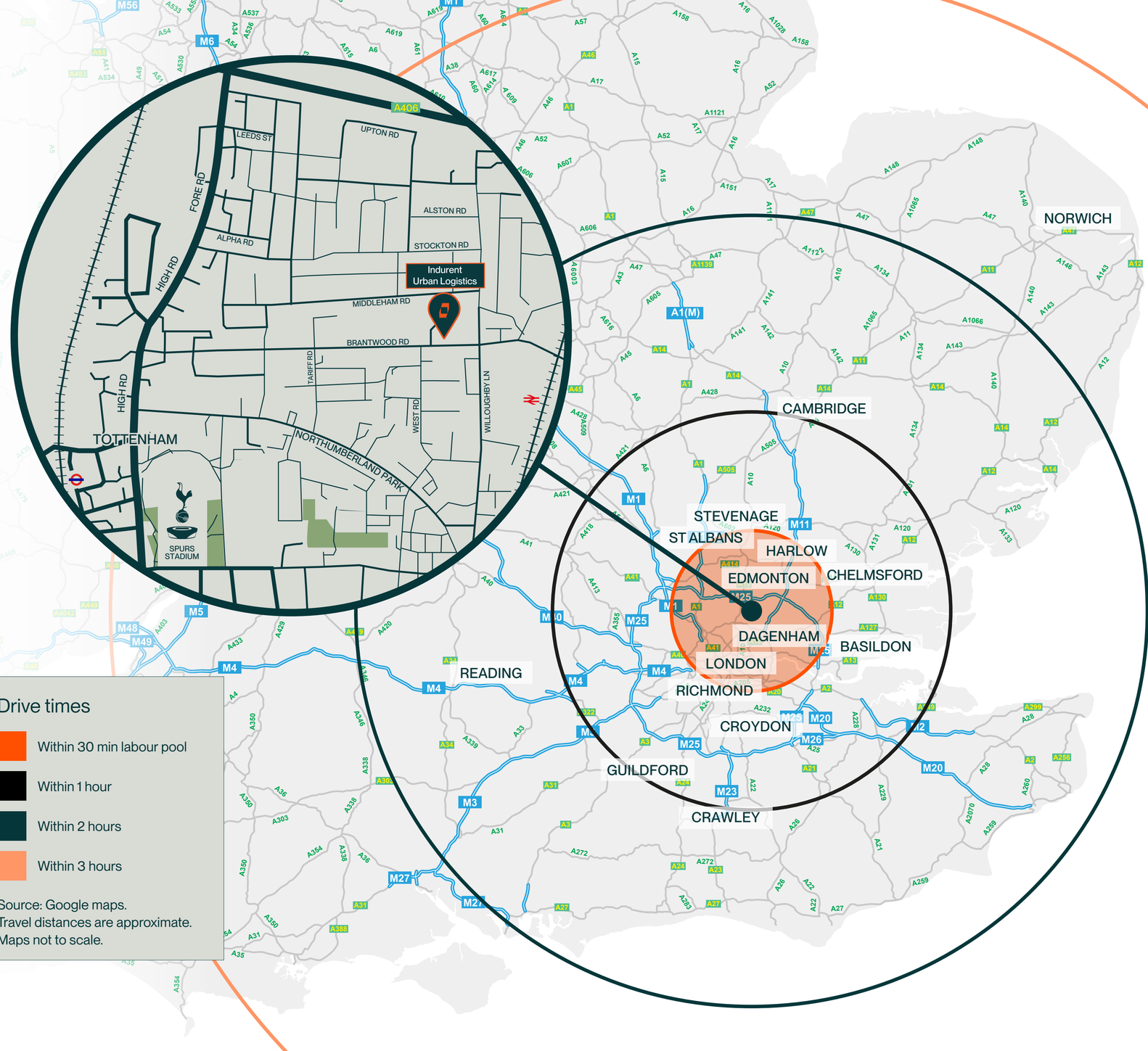
Walthamstow	4 miles
Central London	9.5miles
City of London	17.9 miles

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



Warehousing that Works.

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+

EPC A+

EV car charging points

8.2m - 10m clear internal height

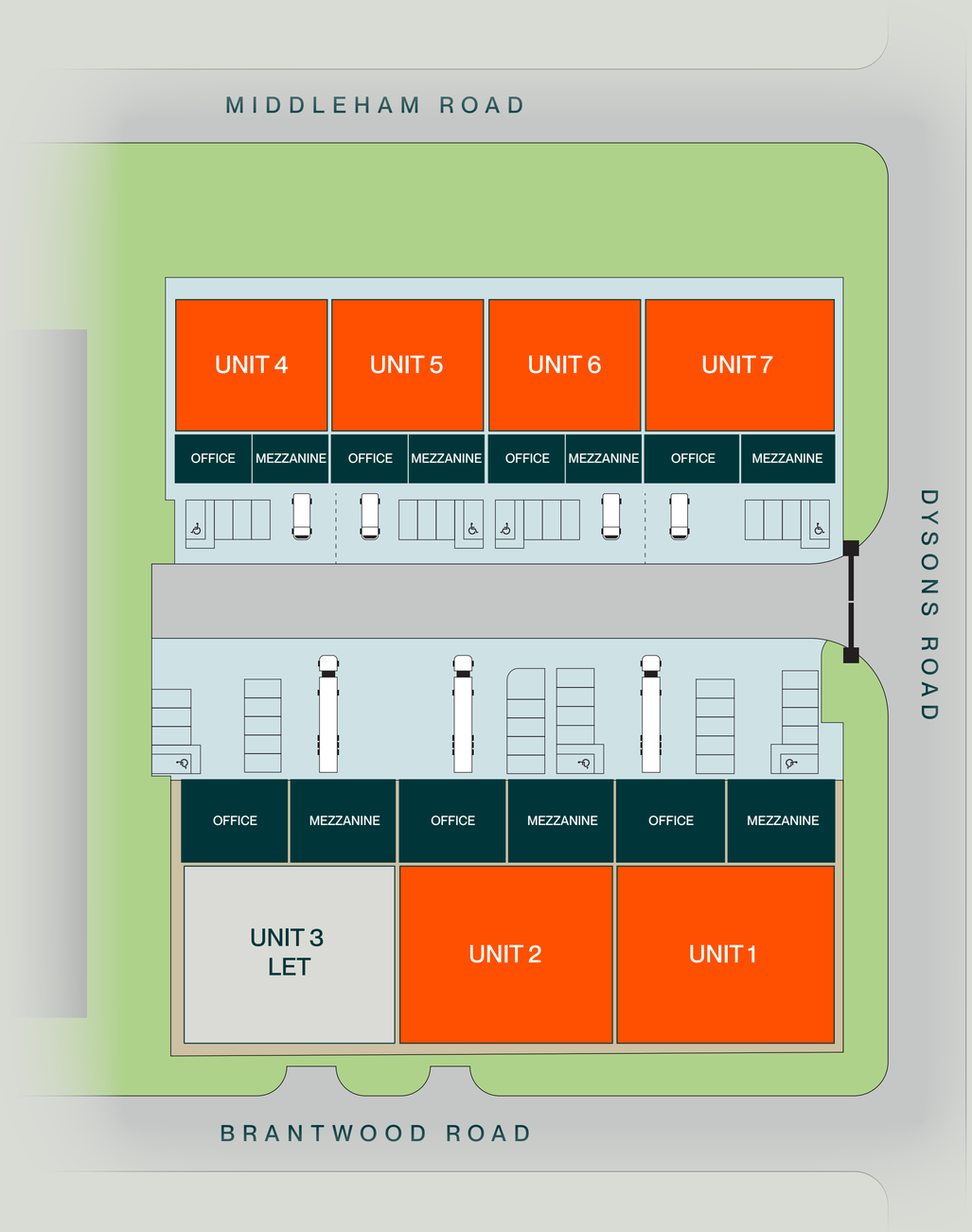
Solar panels



Take a closer look

Warehousing that Works.

Siteplan.



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Siteplan is indicative.

Warehousing that Works.



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