

LANGHEDGE LANE

INDUSTRIAL ESTATE

TOTTENHAM | LONDON | N18 2TQ

AVAILABLE TO LET NOW



FULLY REFURBISHED LONDON
INDUSTRIAL / WAREHOUSE UNITS



CLICK HERE TO VIEW THE VIDEO

UNRIVALLED LOCATION / HIGH SPECIFICATION / COMPETITIVE PRICING / AVAILABLE NOW

UNITS	AREA SQ FT
UNIT 1	UNDER OFFER
UNIT 2	2,982
UNIT 3	2,996
UNIT 4	2,941
UNIT 5	2,982
UNIT 6	2,982

UNITS	AREA SQ FT
UNIT 10	900
UNIT 11	900
UNIT 12	UNDER OFFER

UNITS	AREA SQ FT
UNIT 18 &19	7,221

OFFICE/ KITCHEN/ WCs

3 PHASE POWER

AIR CONDITIONING

LED LIGHTING

EPC B

EXCELLENT PARKING
PROVISION

SECURE GATED ESTATE
WITH MONITORED CCTV

NEW ROOF, CLADDING
& WINDOWS

AUTOMATED LEVEL
ACCESS LOADING DOORS

6.45-7.36m
EAVES HEIGHT

UNRIVALLED CONNECTION TO THE A406

LANGHEDGE
LANE
INDUSTRIAL ESTATE

SPURS STADIUM

THE CITY

WHITE HART LANE

SILVER STREET

A406
NORTH
CIRCULAR ROAD

M25 (J25)

6.4
MILES

M11 (J4)

5.6
MILES



LOCATION

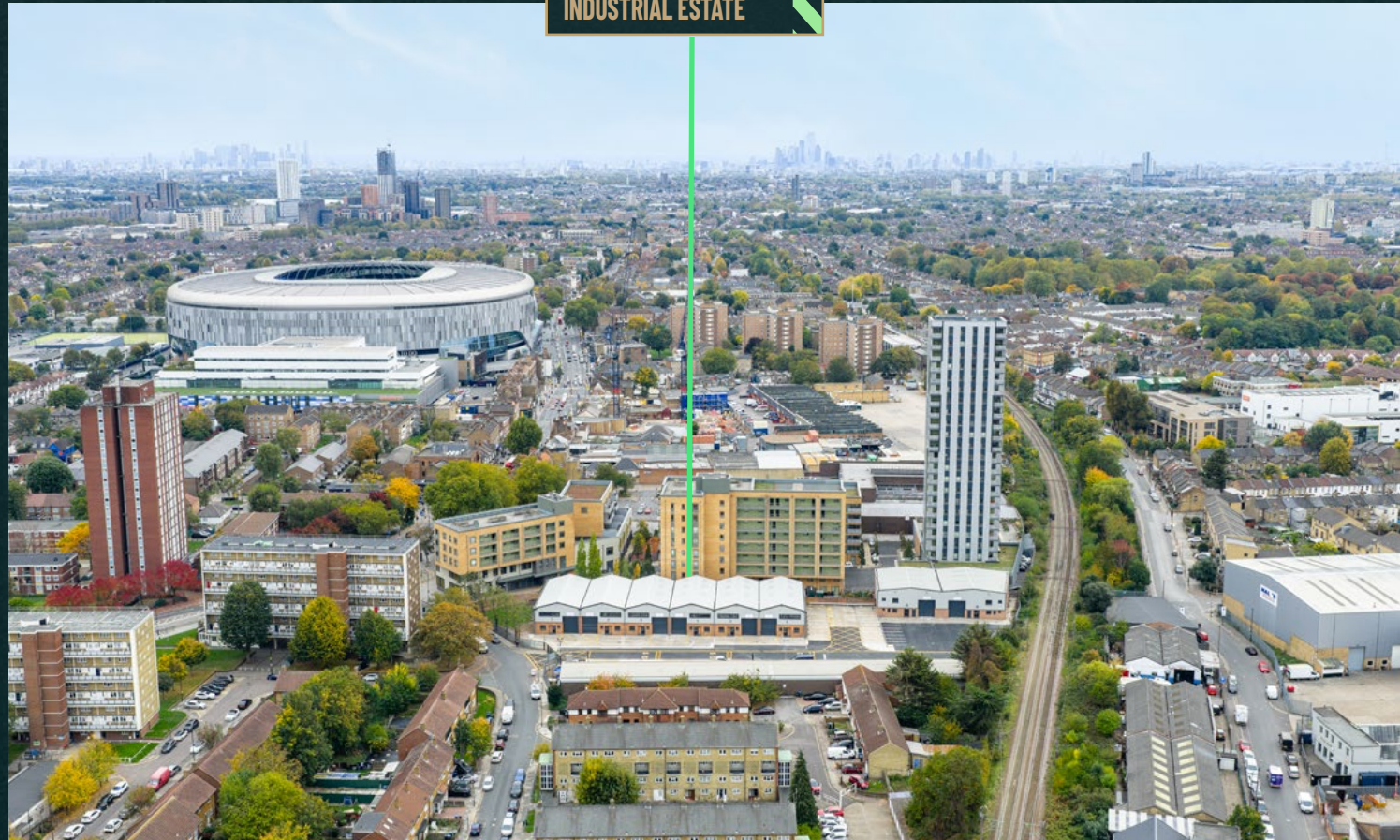
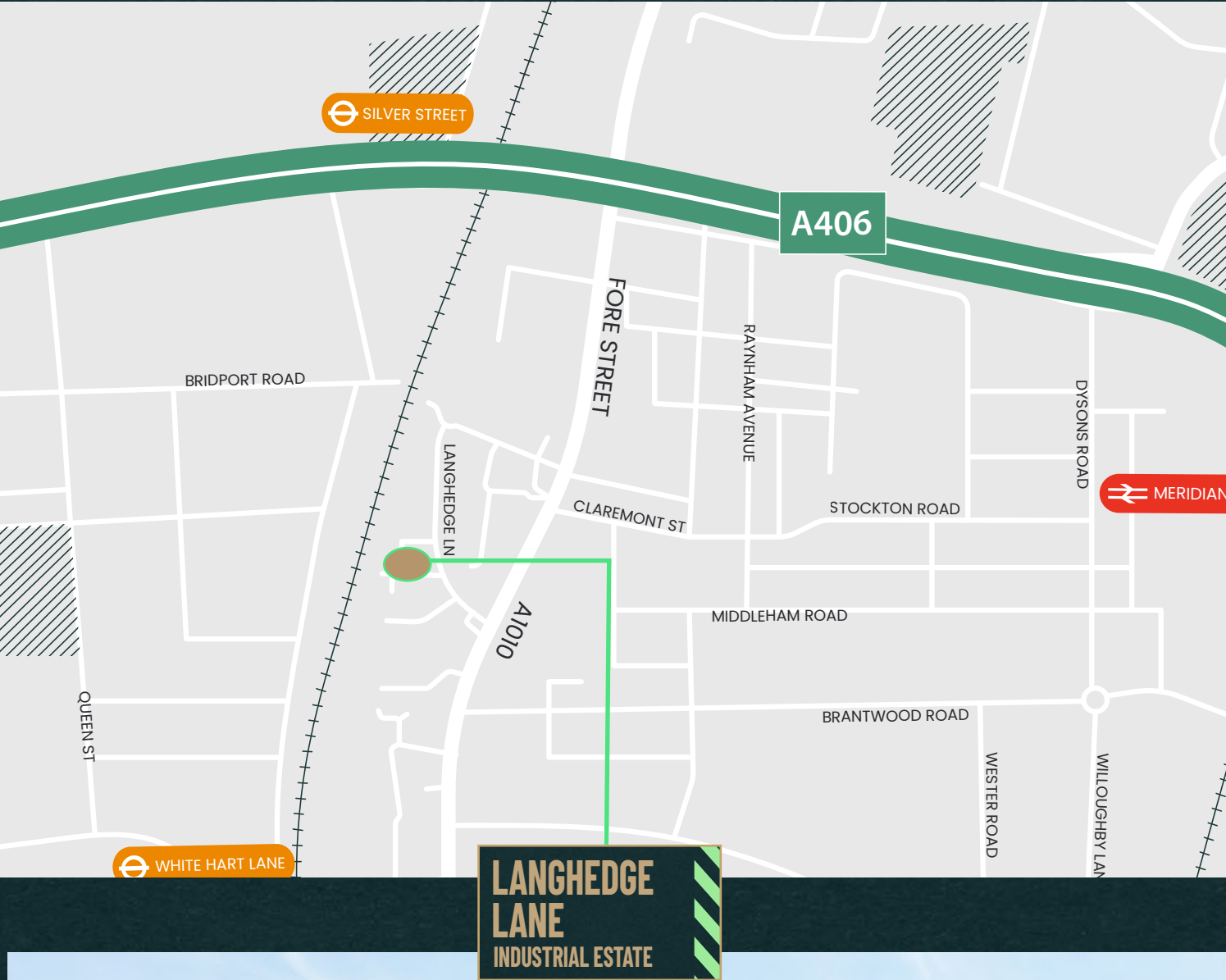
Langhedge Industrial Estate is strategically located close to the High Road (A1010) in Tottenham, just a few minutes walk north from Tottenham Hotspur stadium and just 0.6 miles south of the North Circular Road (A406). The estate is accessed from Langhedge Lane, just to the west side of the High Road, with good connections to arterial routes including the A10, M11, M25 and into Central London. Moreover, the property benefits from excellent public transport connections, notably with White Hart Lane Station, just 0.4 miles away. This station provides London Overground services to Liverpool Street Station in under 30 minutes.

CONNECTIVITY

 ROAD	Drive Time (Mins)	Distance (Miles)
A406	5	0.7
A10	7	1.7
M11 (J4)	10	5.6
M25 (J25)	18	6.4
Central London	40	8.9

 AIRPORTS	Drive Time (Mins)	Distance (Miles)
London City	30	14
London Stansted	40	30
London Heathrow	60	42

 RAIL TERMINALS	Drive Time (Mins)	Distance (Miles)
White Hart Lane	10	0.4
Silver Street	15	0.7
Meridian Water	20	1



UNIT 1- 6

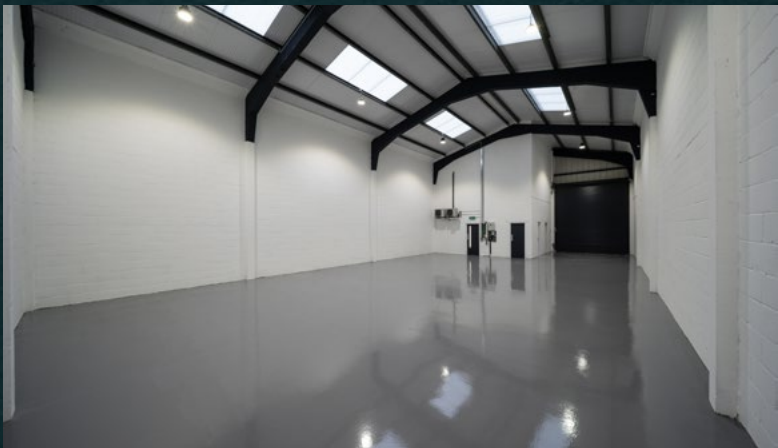
Fully refurbished and available for immediate occupation. A terrace of six warehouse units, each extending to approximately 3,000 sq ft, constructed with a portal frame and part brick, part clad elevations. New roofs, cladding and windows with guarantees. The units benefit from generous eaves heights up to 7.67 m, automated loading doors, excellent dedicated parking and loading aprons with approximately 9m yard depth. Each unit contains an office, kitchen and WCs with LED lighting and Air Conditioning. All units are equipped with three-phase power and capped gas supply.

UNIT 18- 19

Fully refurbished and available for immediate occupation. Situated at the rear of the estate, with c.7,000 sqft dedicated yard and excellent parking allocation with a yard depth of c.22m. Extending to approximately 7,221 sq ft with modern steel portal frame construction, new roof, cladding and windows and automated loading doors with guarantees. Eaves height up to 7.36m m. The units contain office space, kitchen and WCs with LED lighting and Air Conditioning. Equipped with three-phase power and capped gas supply.

UNIT 10- 12

Fully refurbished and available for immediate occupation. This terrace offers units of approx. 900 sq ft, of steel frame construction with profile-clad exteriors underneath a pitched roof. They offer good yard depths of up to 13m providing excellent parking, loading and circulation space. Each unit comes with automated loading door, kitchen, WC, LED lighting and three-phase power.





FURTHER INFORMATION

EPC
EPC – B

VAT
Applicable.

RENT
Rent on application.

Available on new flexible lease terms to be agreed.

CONTACT

Inspections are by appointment only and can be arranged by contacting the sole agents below.



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