

TOTTENHAM | LONDON | N18 2TQ

LANGHEDGE LANE

INDUSTRIAL ESTATE

7,221 SQ FT WITH APPROX. 6,500 SQ
FT YARD

UNITS 18-19





2 UNITS TO BE REFURBISHED

COMPUTER GENERATED IMAGERY

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.



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

	Travel Time by foot	Distance (Miles)
White Hart Lane	10	0.4
Silver Street	15	0.7
Meridian Water	20	1



UNRIVALLED CONNECTION TO THE A406

SPURS STADIUM

LANGHEDGE
LANE
INDUSTRIAL ESTATE

THE CITY

A1010

WHITE HART LANE

FORE STREET

SILVER STREET

A406
NORTH
CIRCULAR ROAD

M11(J4)

5.6
MILES

M25(J25)

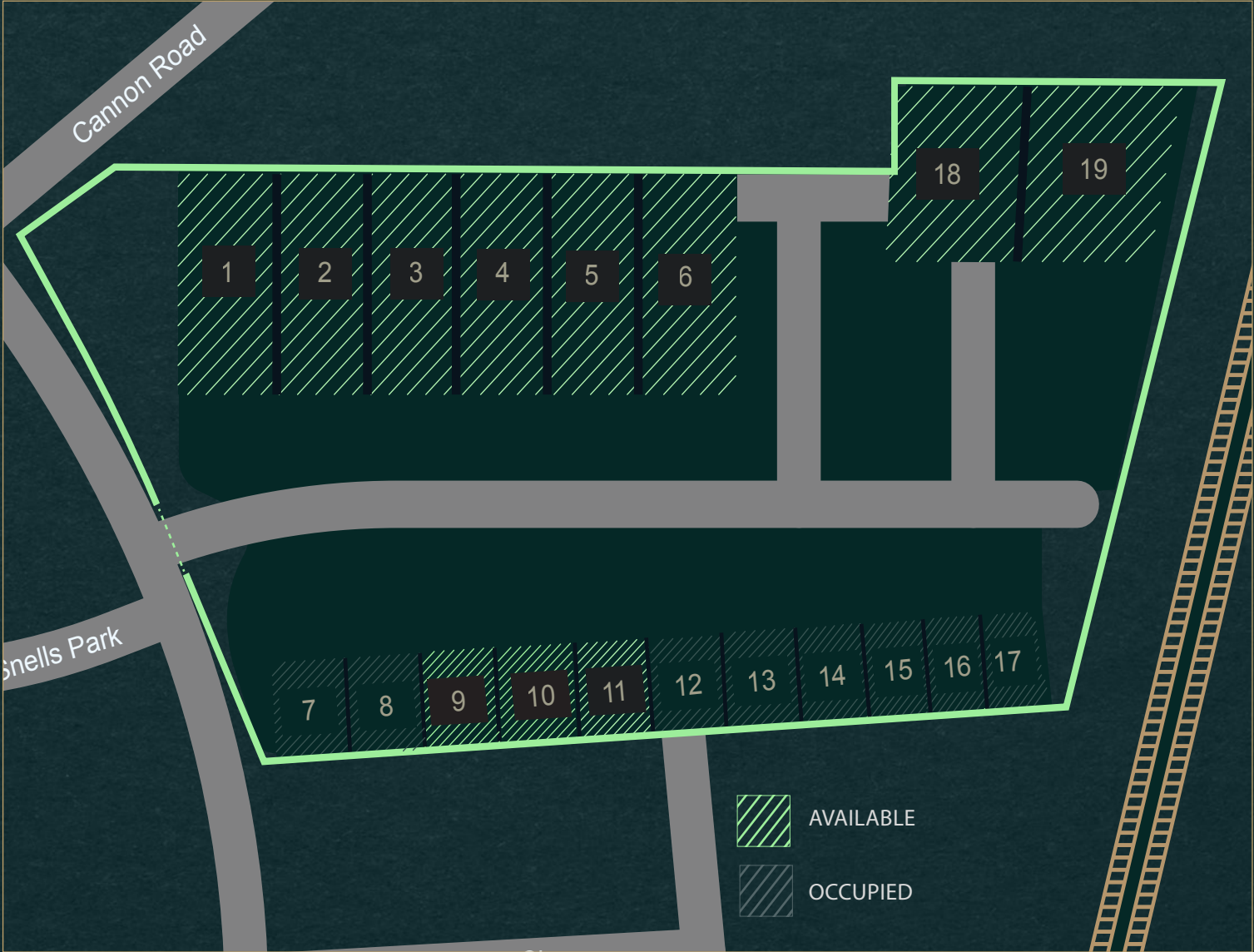
6.4
MILES

LANGHEDGE
LANE
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ACCOMMODATION

AVAILABLE	AREA SQ FT
UNIT 18 & 19 	7,221

Situated at the rear of the estate, Units 18 and 19 provide an excellent opportunity to secure versatile industrial space within a secure, gated environment. Together they offer approximately 7,000 sq ft and are of modern steel portal frame construction, with eaves heights ranging from 6.45–7.36m. The units benefit from a self-contained yard and excellent turning depth of up to 13m, making them ideal for light industrial, storage, or last-mile logistics operations. Available individually or as a combined unit, each space is undergoing refurbishment and will benefit from three-phase power, LED lighting and electric roller shutters.



SPECIFICATION



KITCHEN & WCs



3 PHASE POWER



24/7 CCTV MONITORING



6.45–7.36m EAVES HEIGHT



LED LIGHTING



ELECTRIC ROLLER SHUTTER DOORS



SELF CONTAINED YARD (c. 6,500 SQ FT)



GATED ESTATE



EPC

EPC – B

VAT

Applicable.

RENT

Rent on application.

Available on new flexible lease terms to be agreed



HARRY ROBINS

07866 075 899

harry.robins@strettons.co.uk

CHRIS WADE

07816 505 718

chris.wade@strettons.co.uk



ANDREW HUGHES

07747 626 657

andrew.hughes@levyrealestate.co.uk

HENRY NEWLAND

07443 530 151

henry.newland@levyrealestate.co.uk

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