

TOTTENHAM | LONDON | N18 2TQ

LANGHEDGE LANE

INDUSTRIAL ESTATE

NEWLY REFURBISHED WAREHOUSES
UNIT SIZES STARTING FROM 900 SQ
FT

RENTS FROM £2,000 PCM





REFURBISHED AND READY
FOR OCCUPATION

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

THE CITY

LANGHEDGE
LANE
INDUSTRIAL ESTATE

A1010

WHITE HART LANE

FORE STREET

SILVER STREET

A406
NORTH
CIRCULAR ROAD

M11(J4)

5.6
MILES

M25(J25)

6.4
MILES

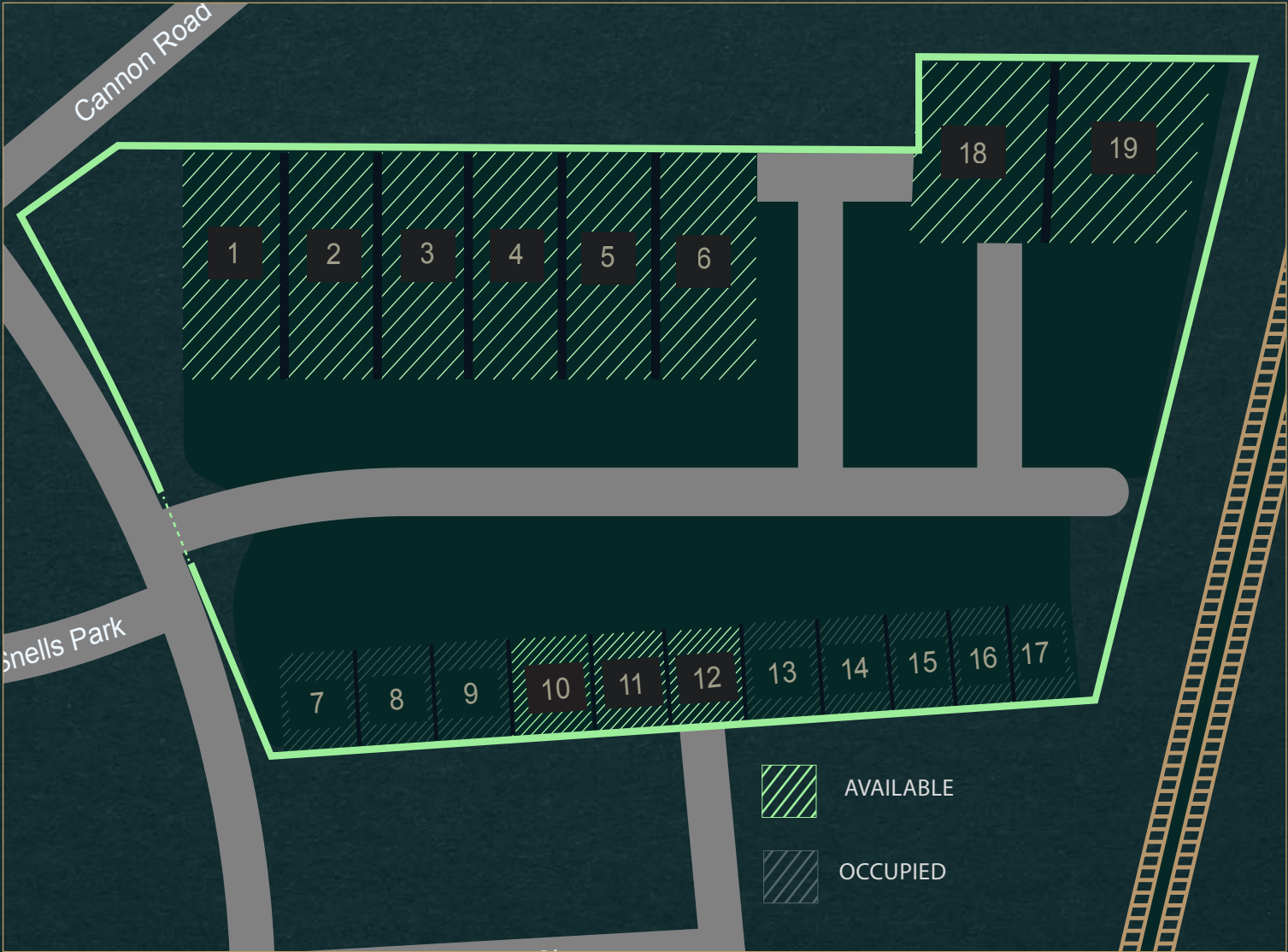
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ACCOMMODATION

UNITS- TENANTS	AVAILABILITY	AREA SQ FT
UNIT 7 - Jeffrey Roofing	LET	945
UNIT 8 - Jeffrey Roofing	LET	945
UNIT 9 - Fresh Alb Market	LET	945
UNIT 10	AVAILABLE	945
UNIT 11	AVAILABLE	945
UNIT 12	AVAILABLE	945
UNIT 13 - Nuti Pita	LET	945
UNIT 14- So At Nature	LET	945
UNIT 15 - Bolt 23	LET	945
UNIT 16 - Ornate Plaster London	LET	945
UNIT 17 - Ornate Plaster London	LET	945

Units 7-17 each offer approx. 945 sq ft of warehouse accommodation. The units are of steel frame construction with profile-clad exteriors underneath a pitched roof, featuring eaves heights ranging from 4m to 5m. They offer good yard depths of up to 13m providing ample parking and circulation space.

In addition to Units 7–17, the wider Langhedge Industrial Estate also offers a range of larger warehouse units. Units 1–6 provide refurbished accommodation from approximately 2,982–3,045 sq ft each (totalling c. 23,600 sq ft), while Units 18–19 offer a combined 7,221 sq ft with a substantial self-contained yard.



SPECIFICATION



KITCHEN & WCs



3 PHASE POWER



MONITORED CCTV



LED LIGHTING



ELECTRIC ROLLER SHUTTER DOORS



GATED ESTATE





EPC

EPC – B

VAT

Applicable.

RENT

Rent on application.

Available on new flexible lease terms to be agreed



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