

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 Underground 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



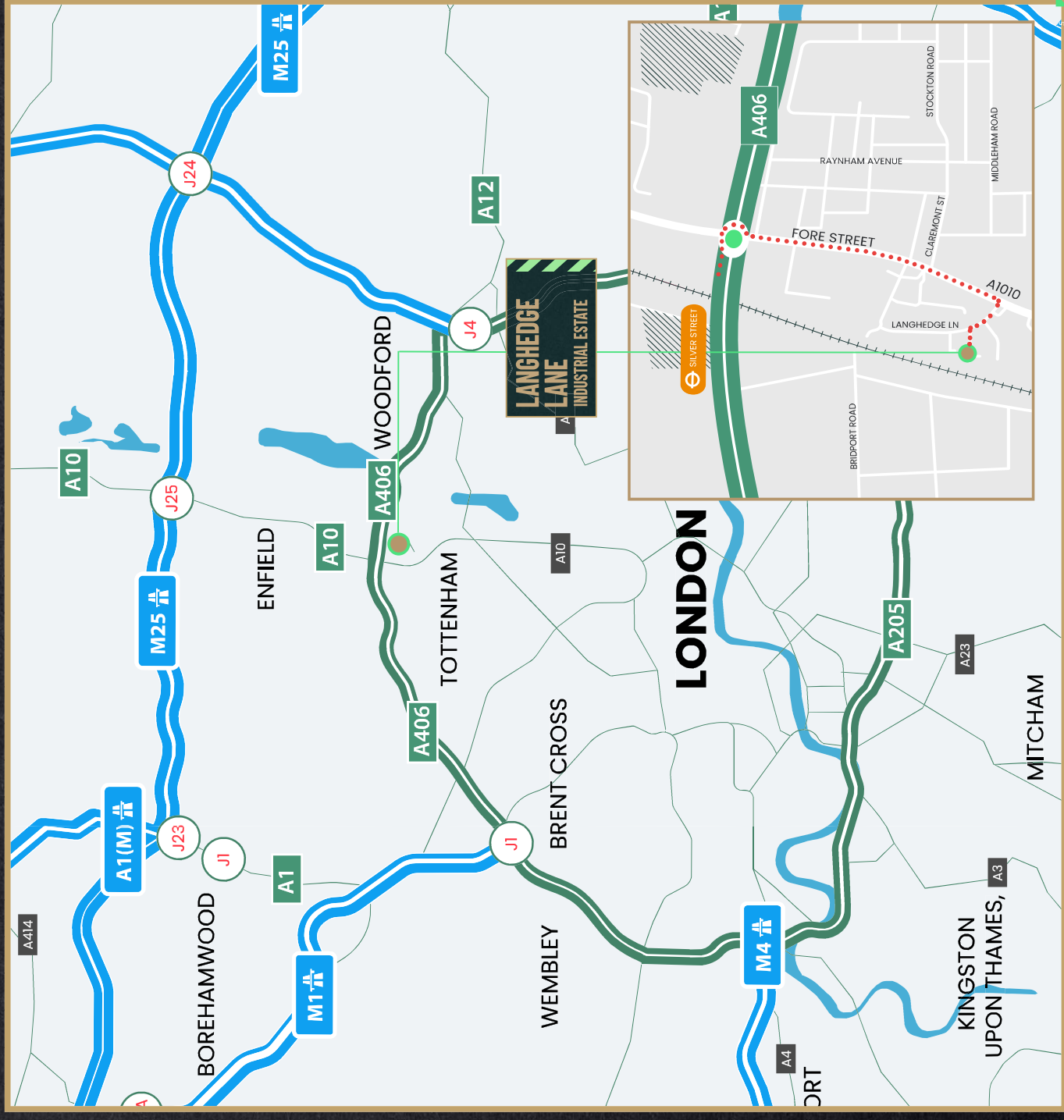
AIRPORTS

	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



WHITE HART LANE

SILVER STREET

A406
NORTH
CIRCULAR ROAD

FORE STREET

A100

M25 (J25)

6.4
MILES

M11 (J4)

5.6
MILES

ACCOMMODATION

UNITS	AVAILABILITY	AREA SQ FT
UNIT 7	LET	945
UNIT 8	LET	945
UNIT 9	AVAILABLE	945
UNIT 10	AVAILABLE	945
UNIT 11	AVAILABLE	945
UNIT 12	AVAILABLE	945
UNIT 13	LET	945
UNIT 14	LET	945
UNIT 15	(UNDER OFFER)	945
UNIT 16	LET	945
UNIT 17	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.



SPECIFICATION



KITCHEN & WCs



3 PHASE POWER



MONITORED CCTV



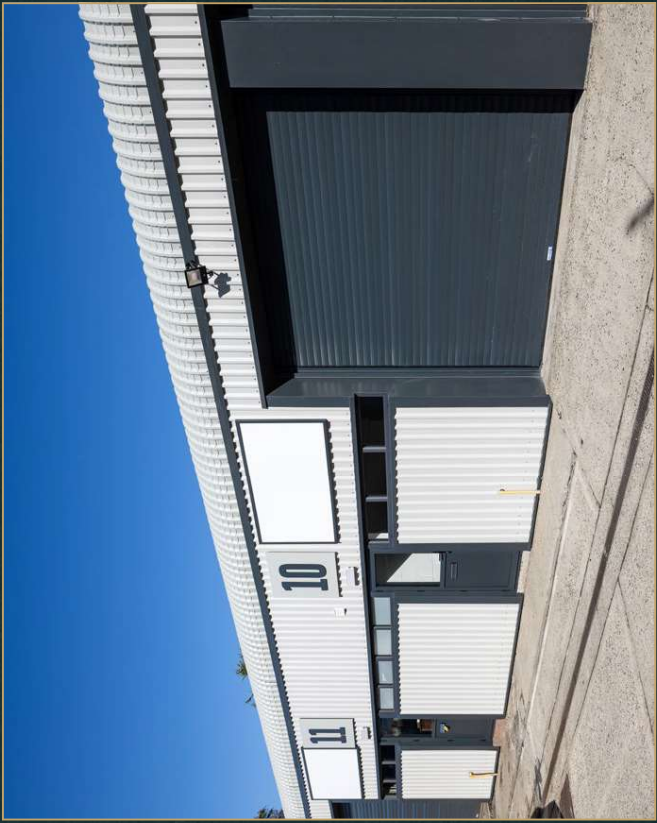
LED LIGHTING



ELECTRIC ROLLER SHUTTER DOORS



GATED ESTATE





EPC
EPC – B

VAT
Applicable.

RENT
Rent on application.

Available on new flexible lease terms to be agreed



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@levyrealstate.co.uk

HENRY NEWLAND
07443 530 151
henry.newland@levyrealstate.co.uk

Strettons, Levy Real Estate and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise, June 2025. Brochure designed by UPPERLOOK.COM

TOTTENHAM | LONDON | N18 2TQ

LANGHEDGE LANE

INDUSTRIAL ESTATE

