

One Berol Yard

BEROL QUARTER • TOTTENHAM HALE N17

UP TO APPROX. 13,327 SQ. FT. FOR WORKSPACE, RETAIL OR LEISURE USE WWW.BEROLQUARTER.CO.UK





Berol Quarter

London's most exciting
regeneration project, with
over £1bn of funding and
1,000 new homes delivered

Total transform is well underway.

A new neighbourhood awaits

Tottenham Hale is about to become home to a whole new neighbourhood, with over 10,000 new homes being delivered over the next few years. With a brand new public square, this promises to be an exciting space for local residents and businesses to grow into.

Written in History

The distinctive yellow Berol Pencil is a true icon, and was developed at the Berol Pencil Factory in Tottenham Hale, opening in 1907. The outbreak of World War II in 1939 saw the factory pause pencil manufacture and instead produce secret military equipment. Pencil manufacture recommenced in 1946 and in 1990's the factory was converted to provide managed workspace.

The factory is being sympathetically refurbished to include a new walkway at ground floor to link the Berol Yard with Ashley Road and the Berol Link into Down Lane Park.



One of the best connected places in North London with high frequency Underground and Rail services to central London



A vibrant new neighbourhood for creative traders and workers with super fast broadband



Direct access to over 520 acres of open space to explore and enjoy



Brand-new commercial units suitable for a range of retail, leisure and workspace uses



The Area

Tottenham is one of London's most diverse and vibrant districts

The bustling main roads and Tottenham Hale Station are only minutes walk away from tranquil nature reserves of Walthamstow Wetlands – a free nature reserve with 13 miles of paths to explore across an untamed, wildlife-friendly site. The new pedestrian thoroughfare of Berol Link will directly connect Berol Quarter to Down Lane Park. This much-loved local park provides a range of excellent sports and recreation facilities.

Local brewery Beavertown serves beer at Tottenham Hotspur Stadium, attracting visitors from all over the world.



Transformational regeneration is well underway

- 1 Berkeley Square Developments**
Locally Listed Berol House, providing 30,000 sq. ft. of workspace
- 2 Berkeley Square Developments**
1 Berol Yard providing 13,327 sq. ft. of new commercial space forming part of 166 PRS apartment scheme
- 3 Notting Hill Genesis**
279 new homes and new offices
- 4 Argent**
New Central public square with cinema, restaurants, coffee shops and health centre and over 1,000 new homes
- 5 Berkeley Square Developments**
315 new private and rental homes and retail use
- 6 Berkeley Square Developments**
Berol Link comprising two new commercial units and forming part of a 104 unit residential scheme
- 7 Millstream Tower**
Newlon Housing Trust scheme, comprising 128 homes and new commercial unit
- 8 Argent**
130 new homes – all shared ownership units. With ground floor commercial space with flexible use for cafes, restaurants and shops facing onto Station Road and The Hale
- 9 Argent**
Welbourne - 131 new council homes with a mix of one, two and three-bedroom flats arranged over three blocks
- 10 Unite**
Student accommodation providing over 1,100 beds for students



A blurred high-speed train in a modern station with a red pillar.

Connections

Tottenham Hale is one of the best connected places in London, with a 24 hour tube service providing connections to the West End within 16 minutes and just 11 minutes to King Cross. The refurbished station provides trains to the City of London and Stanstead Airport every 15 minutes and trains to Stratford International only 12 minutes away. The integrated bus station offers more local connections across London and beyond.

The Berol Quarter is a one minute walk from the station and offers large numbers of bicycle storage for those travelling on the cycle-superhighway, which passes the site and runs all the way to Liverpool Street Station in the City of London.



TOTTENHAM HALE

- Victoria Line
- Elizabeth Line
- Crossrail 2 (proposed)
- Overground

SEVEN SISTERS
HARINGEY

BLACKHORSE ROAD

WALTHAMSTOW CENTRAL

FINSBURY PARK

ISLINGTON

HACKNEY

HIGBURY & ISLINGTON

DALSTON

STRATFORD

EUSTON

KING'S CROSS
ST PANCRAS

SHOREDITCH

OXFORD CIRCUS

CITY

LIVERPOOL STREET

GREEN PARK

WEST END

VICTORIA

SOUTHWARK

CANARY WHARF

VAUXHALL

VAUXHALL

Train

- Liverpool Street
14 mins
- Stratford
12 mins
- Hackney Downs
6 mins
- Tottenham Hale
- London Stansted Airport
31 mins
- Cambridge
59mins

Tube

- Victoria
19 mins
- Oxford Circus
16mins
- Kings Cross
St Pancras
11 mins
- Tottenham Hale
- Walthamstow
Central
4 mins



A rare opportunity to occupy a prominent and spacious commercial unit within one of London's most exciting regeneration areas. The premises comprise a total of approximately 13,327 sq. ft. over ground and first floors within a new landmark tower building.

Situated in the heart of Berol Quarter, adjacent to Watermead Way, the premises' location offers direct access to Tottenham Hale Station. Fast access to central London is provided by regular underground and national rail services.

Two similar open plan floor plates are available which can be let individually or together. Both floors benefit from superb natural light, with access to a communal landscaped courtyard and café. One Berol Yard sits adjacent to the historic Berol Pencil factory which now provides a range of offices and workspaces.



**Available
Immediately**



**BREEAM
Very good**



**Public courtyard
with licenced cafe**



**Prominent location
on Watermead Way**



**Secured cycle
storage**



**Direct and level
access to station**



**Flexible Leases
Available**



Local Car Club



One Berol Yard

ACCOMODATION

Ground Floor (Approx. Floor Area)

586.2 sq m / 6,310 sq. ft.

First Floor (Approx. Floor Area)

651.9sq m / 7,017sq. ft.

SPECIFICATION

Mechanical

16kw metered gas supply

125mm dia fire main

600mm high louvred band all around perimeter

Extract duct to roof level

Electrical

1 x 90KVA / 200 AMP supply

Public Health

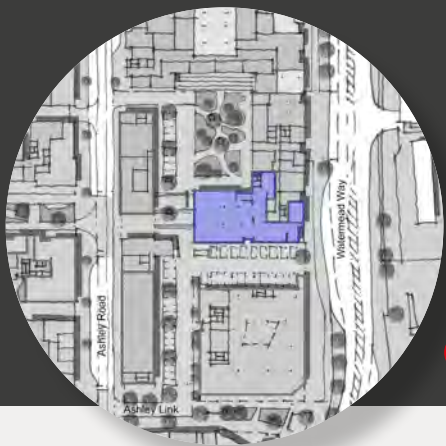
1 No 32mm dia cold water feed

4 No 110mm dia capped drainage connections

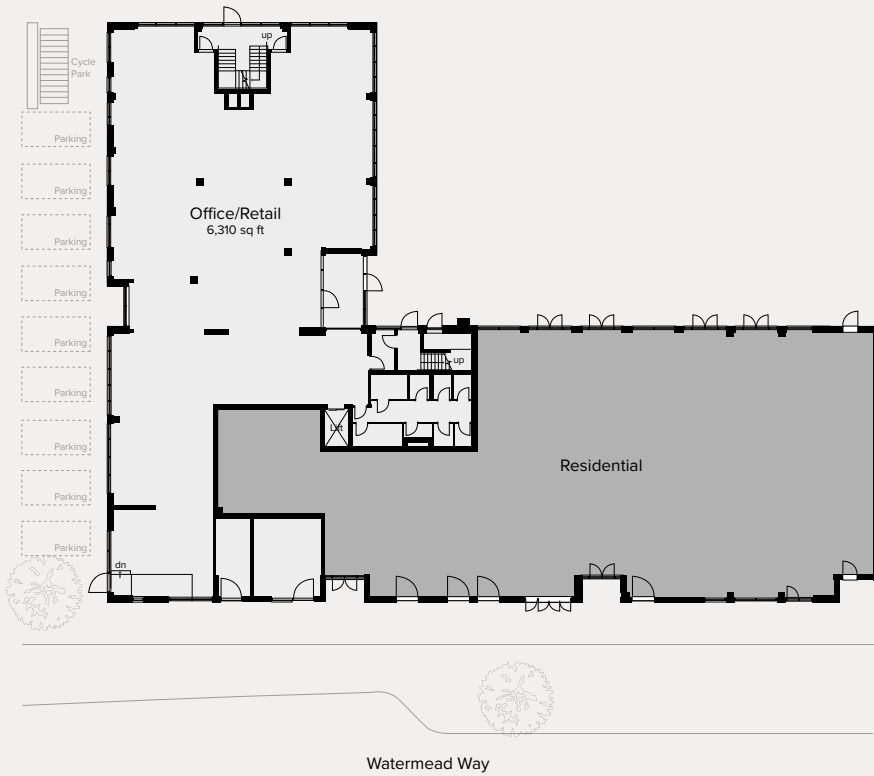
Height

Ground Floor: 3.500m

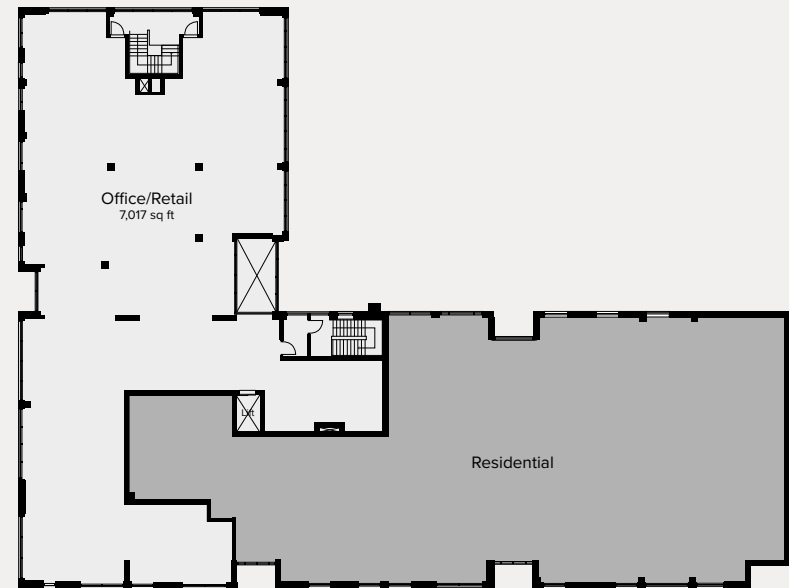
First Floor: 3.025m



One Berol Yard



Ground



First









QUOTING TERMS AND VIEWINGS

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