



URBAN LOGISTICS
TOTTENHAM
WILLOUGHBY LANE
TOTTENHAM
N17 0RU

UNIT SIZES FROM
6,320 SQ FT - 36,970 SQ FT

AVAILABLE Q4 2024

BRAND NEW URBAN LOGISTICS SCHEME



ZONE 4
LOCATION



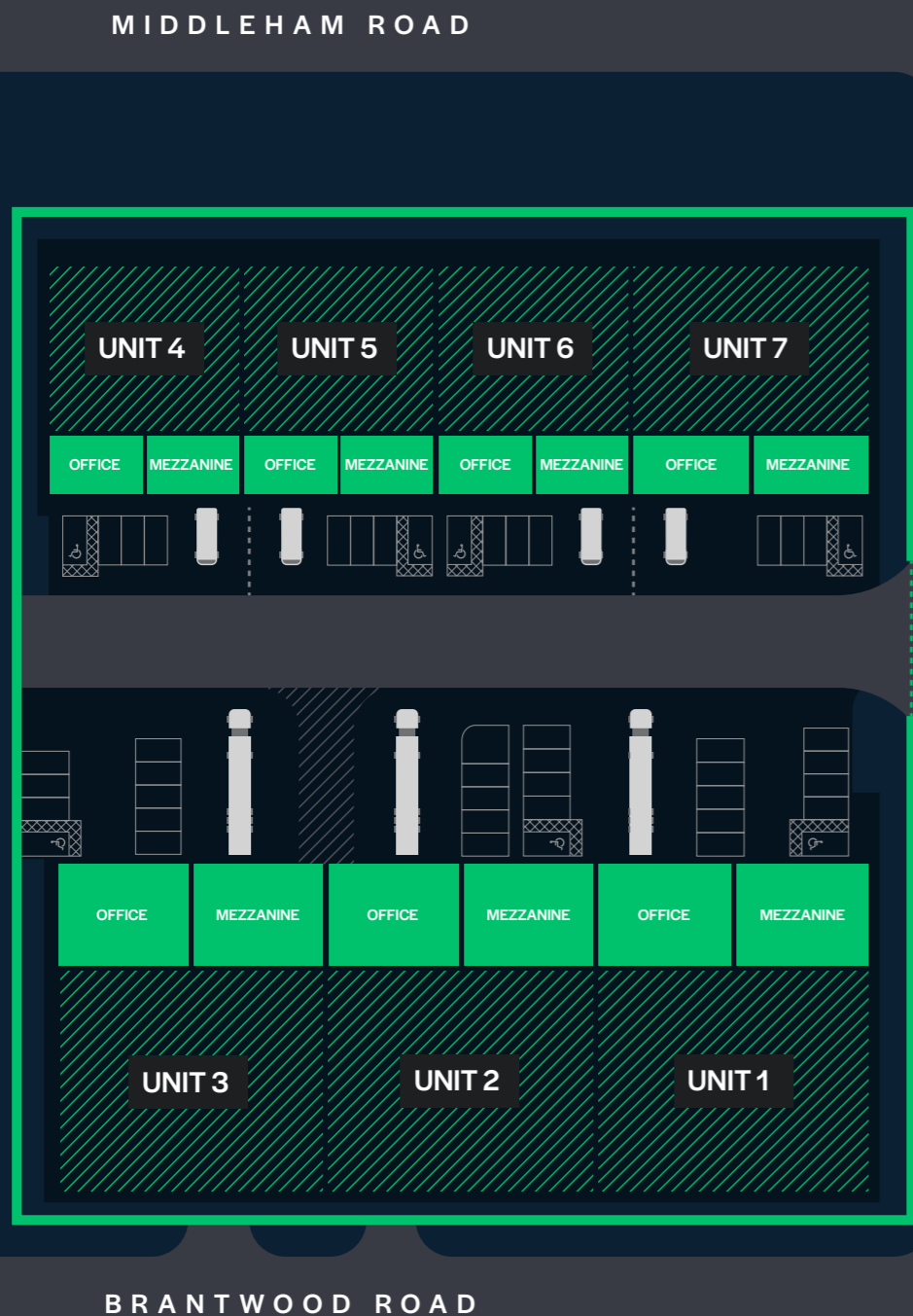
BREEAM
'EXCELLENT'



30 MINUTES TO
CENTRAL LONDON



Site Plan



↑ NORTH

51°36'30.3"N / 0°03'19.0"W

Accommodation

Unit	Space	Sq M (GEA)	Sq Ft (GEA)
1	Unit	889	9,570
	FF Offices	132	1,420
	Mezzanine	129	1,390
Sub Total		1,150	12,380
2	Unit	876	9,430
	FF Offices	129	1,390
	Mezzanine	129	1,390
Sub Total		1,134	12,210
3	Unit	889	9,570
	FF Offices	132	1,420
	Mezzanine	129	1,390
Sub Total		1,150	12,380
4	Unit	468	5,040
	FF Offices	66	710
	Mezzanine	64	690
Sub total		598	6,440

Unit	Space	Sq M (GEA)	Sq Ft (GEA)
5	Unit	459	4,940
	FF Offices	64	690
	Mezzanine	64	690
Sub total		587	6,320
6	Unit	459	4,940
	FF Offices	64	690
	Mezzanine	64	690
Sub total		587	6,320
7	Unit	565	6,080
	FF Offices	80	860
	Mezzanine	78	840
Sub Total		723	7,780

Scheme Total	5,929 sq m
	63,830 sq ft

Description

Urban Logistics Tottenham offers 7 brand new **Grade A** industrial / warehouse units across a range of sizes totalling **63,830 sq ft**.

The highly prominent, accessible estate provides two state of the art terraces with dedicated yard areas.



BREEAM Excellent



Roof Lights 10%



Location Zone 4



Ground Level Loading Doors



EV Charging



Internal Height 8.2m - 10m



Ability to Combine Units



First Floor Offices



EPC Rating A+



Loading Capacity 50kn/sqm



Location



Transport Times

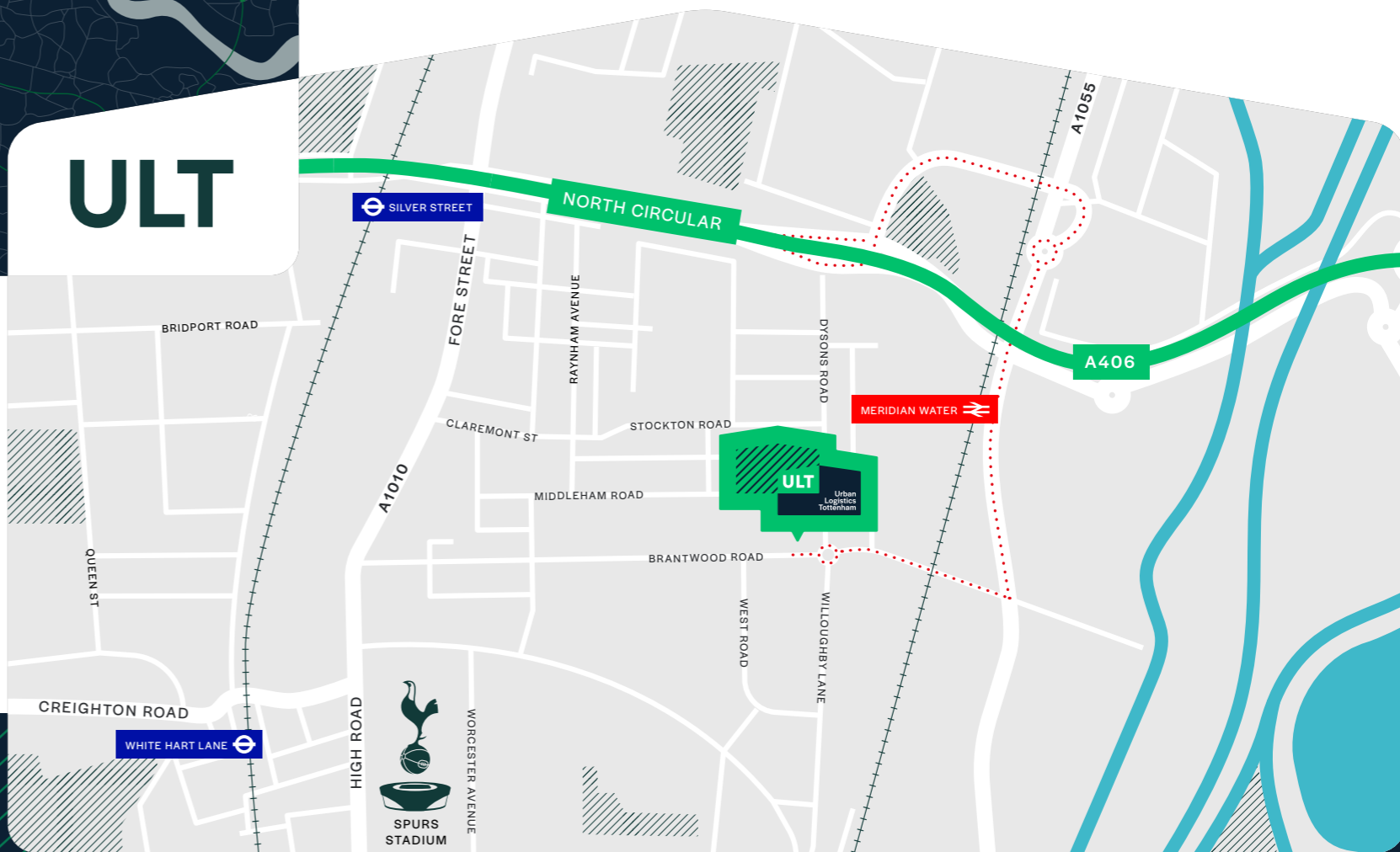
Location	Miles	Mins
Meridian Water Station	0.6	2
Northumberland Park Station	1	3
Tottenham Hale	1.7	6
A406	2.9	11
A10	3.5	12
M11 Junction 4	5.5	12
M25 Junction 25	6.5	20
City of London	8.5	25
Central London	9.4	30

Situation



The site is positioned in Tottenham, at the intersection of Brantwood Road and Willoughby Lane, just a 30-minute drive from Central London and resides on the periphery of the significant London regeneration project, Meridian Water.

It offers immediate access to the A406 North Circular through Angel Edmonton Road and facilitates smooth connectivity to junction 25 of the M25.



Route to North Circular



City of London

Northumberland Park



Northumberland Park Industrial Estate



Lockwood Reservoir

London Car Windscreen



Bohem Brewery



Tills4U



White Hart Lane



Dukes Aldridge Academy





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GRAFTONGATE

PALOMA
CAPITAL

Further information – to include energy performance certificates and data site access is available upon request.

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