LANGHEDGE LANE

INDUSTRIAL ESTATE

TOTTENHAM | LONDON | N18 2TQ

UNITS 3-4 AVAILABLE

2,941 to 5,937 FT PER UNIT

ONLY 2 UNITS REMAINING

STRETTONS

LEVY Real Estate

CLICK HERE TO VIEW THE VIDEO

UNRIVALLED LOCATION / HIGH SPECIFICATION / COMPETITIVE PRICING /

UNITS	AREA SQ FT	RENT	SERVICE CHARGE	INSURANCE	RATES ESTIMATE	ANNUAL TOTAL	MONTHLY TOTAL
UNIT 3	2,941	£74,550	£3,814	£947	£15,612	£94,923	£7,910
UNIT 4	2,996	£74,550	£3,814	£1,095	£15,332	£94,791	£7,899
UNIT 5: UNDER OFFER	2,982	£74,550	£3,822	£1,133	£15,556	£95,061	£7,922
UNIT 6: UNDER OFFER	3,017	£74,550	£3,867	£1,138	£15,556	£95,111	£7,926

* Figures presented are exclusive of VAT

UNIT 3 - 4

OFFICE/ KITCHEN/ WCs

3 PHASE POWER

AIR CONDITIONING

LED LIGHTING

EPC B

EXCELLENT PARKING PROVISION

SECURE GATED ESTATE WITH MONITORED CCTV

NEW ROOF, CLADDING & WINDOWS

AUTOMATED LEVEL ACCESS LOADING DOORS

6.28m :EAVES HEIGHT
7.67m: RIDGE HEIGHT

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)

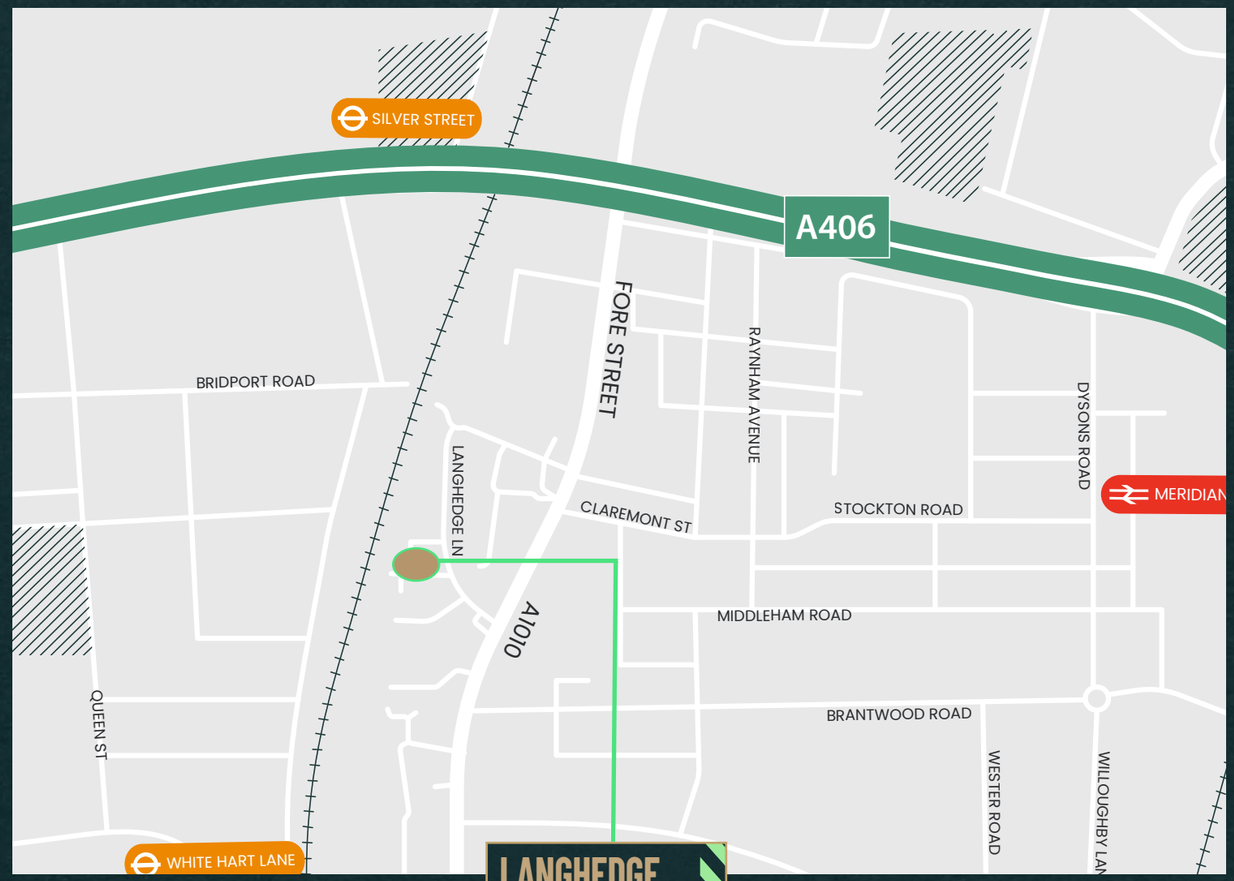
5.6 MILES

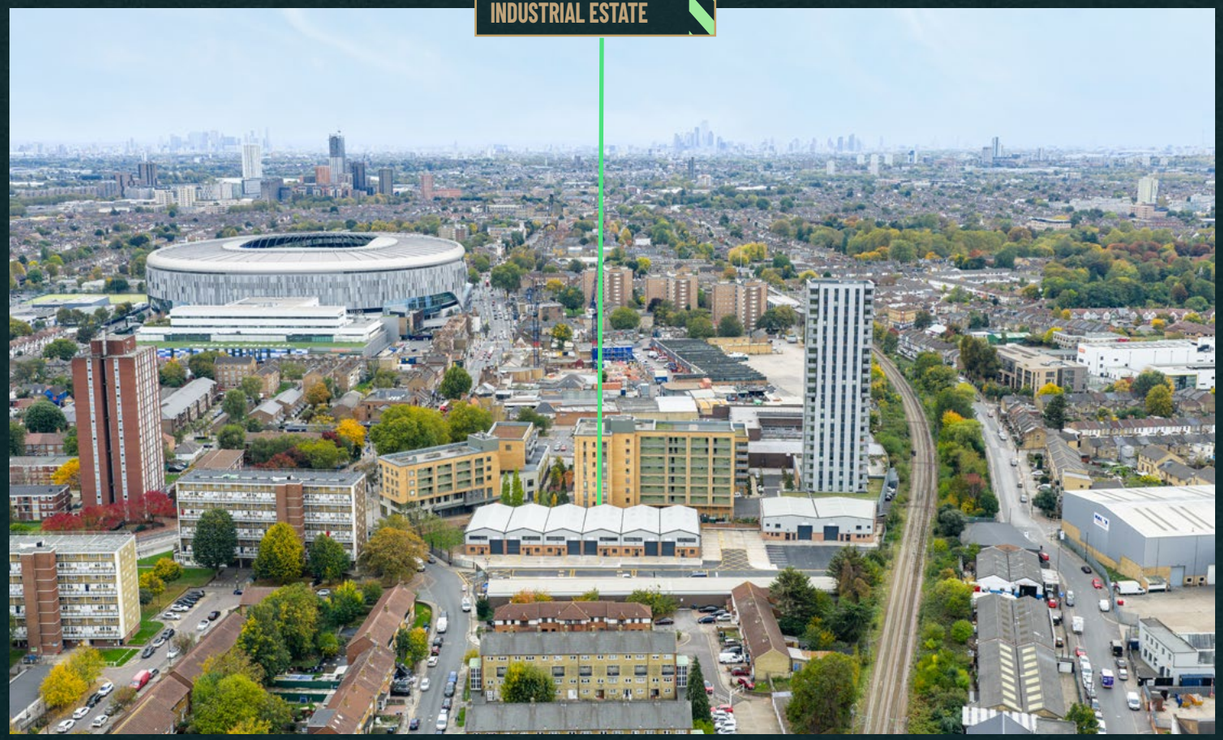
M25 (J25)

6.4 MILES

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.





CONNECTIVITY

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 STATIONS	Drive Time (Mins)	Distance (Miles)
White Hart Lane	10	0.4
Silver Street	15	0.7
Meridian Water	20	1

*Walking distance from Langhedge Lane Industrial Estate

UNIT 3 - 4

Units 3&4 are the last remaining two fully refurbished industrial/warehouse units within a terrace of six, each extending to approximately 3,000 sq ft and available for immediate occupation. The units benefit from generous eaves heights up to 7.67m, automated loading doors, excellent dedicated parking and loading aprons with approximately 9m yard depth. Each unit contains an office, kitchen and WCs with LED lighting and Air Conditioning. All units are equipped with three-phase power and capped gas supply.



















FURTHER INFORMATION

EPC
EPC – B

VAT
Applicable

RENT
Please refer to the rental schedule on page 2

Available on new flexible lease terms to be agreed

CONTACT
Inspections are by appointment only and can be arranged by contacting the sole agents below

STRETTONS

LEVY Real Estate
020 7930 1070
www.levyrealestate.co.uk

HARRY ROBINS
07866 075 899
harry.robins@strettons.co.uk

ANDREW HUGHES
07747 626 657
andrew.hughes@levyrealestate.co.uk

CHRIS WADE
07816 505 718
chris.wade@strettons.co.uk

HENRY NEWLAND
07443 530 151
henry.newland@levyrealestate.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. November 2026.

Brochure designed by UPPERLOOK.COM