

# LANGHEDGE LANE

## INDUSTRIAL ESTATE

TOTTENHAM | LONDON | N18 2TQ

AVAILABLE TO LET NOW



FULLY REFURBISHED LONDON  
INDUSTRIAL / WAREHOUSE UNITS



CLICK HERE TO VIEW THE VIDEO

# UNRIVALLED LOCATION / HIGH SPECIFICATION / COMPETITIVE PRICING / AVAILABLE NOW

UNITS	AREA SQ FT	RENT	SERVICE CHARGE	INSURANCE	RATES ESTIMATE	ANNUAL TOTAL	MONTHLY TOTAL
UNIT 2	2,968	£74,550	£3,804	£1,145	£15,556	£95,055	£7,921
UNIT 3	2,976	£74,550	£3,814	£947	£15,612	£95,924	£7,910
UNIT 4	2,976	£74,550	£3,814	£1,095	£15,332	£94,791	£7,899
UNIT 5	2,982	£74,550	£3,822	£1,133	£15,556	£95,061	£7,922
UNIT 6	3,017	£74,550	£3,867	£1,138	£15,556	£95,111	£7,926
UNIT 18-19	7,222	£195,000	£9,112	£2,589	£36,984	£243,685	£20,307

\* Figures presented are exclusive of VAT



OFFICE/ KITCHEN/ WCs



3 PHASE POWER



AIR CONDITIONING



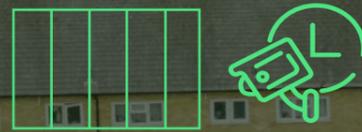
LED LIGHTING



EPC B



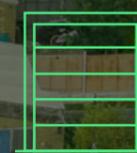
EXCELLENT PARKING PROVISION



SECURE GATED ESTATE WITH MONITORED CCTV



NEW ROOF, CLADDING & WINDOWS



AUTOMATED LEVEL ACCESS LOADING DOORS



6.45-7.36m EAVES HEIGHT

# UNRIVALLED CONNECTION TO THE A406

**LANGHEDGE  
LANE  
INDUSTRIAL ESTATE**

SPURS STADIUM

THE CITY



FORE STREET

A1010

WHITE HART LANE

SILVER STREET

A406  
NORTH  
CIRCULAR ROAD

M11 (J4)

5.6  
MILES

M25 (J25)

6.4  
MILES

# LOCATION

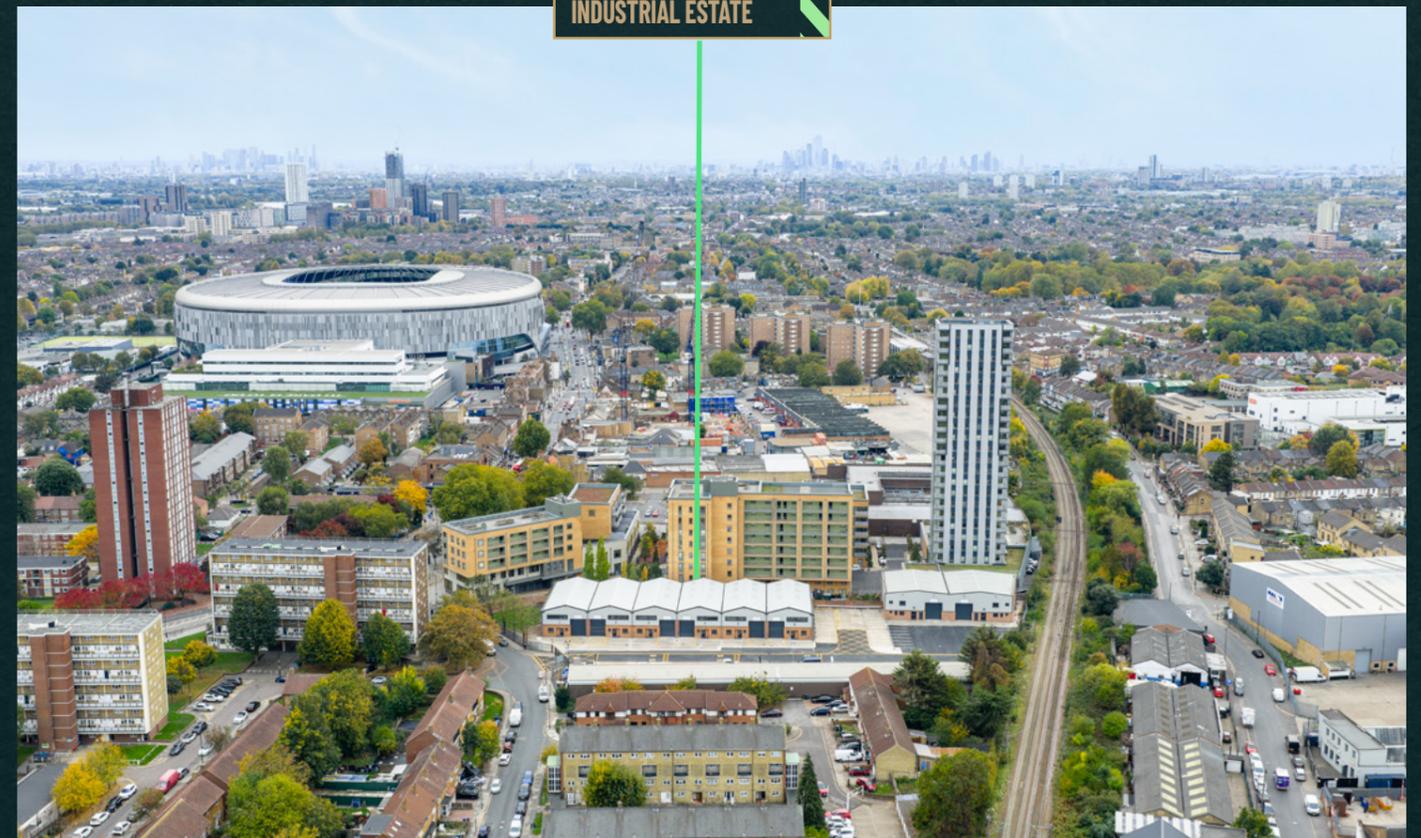
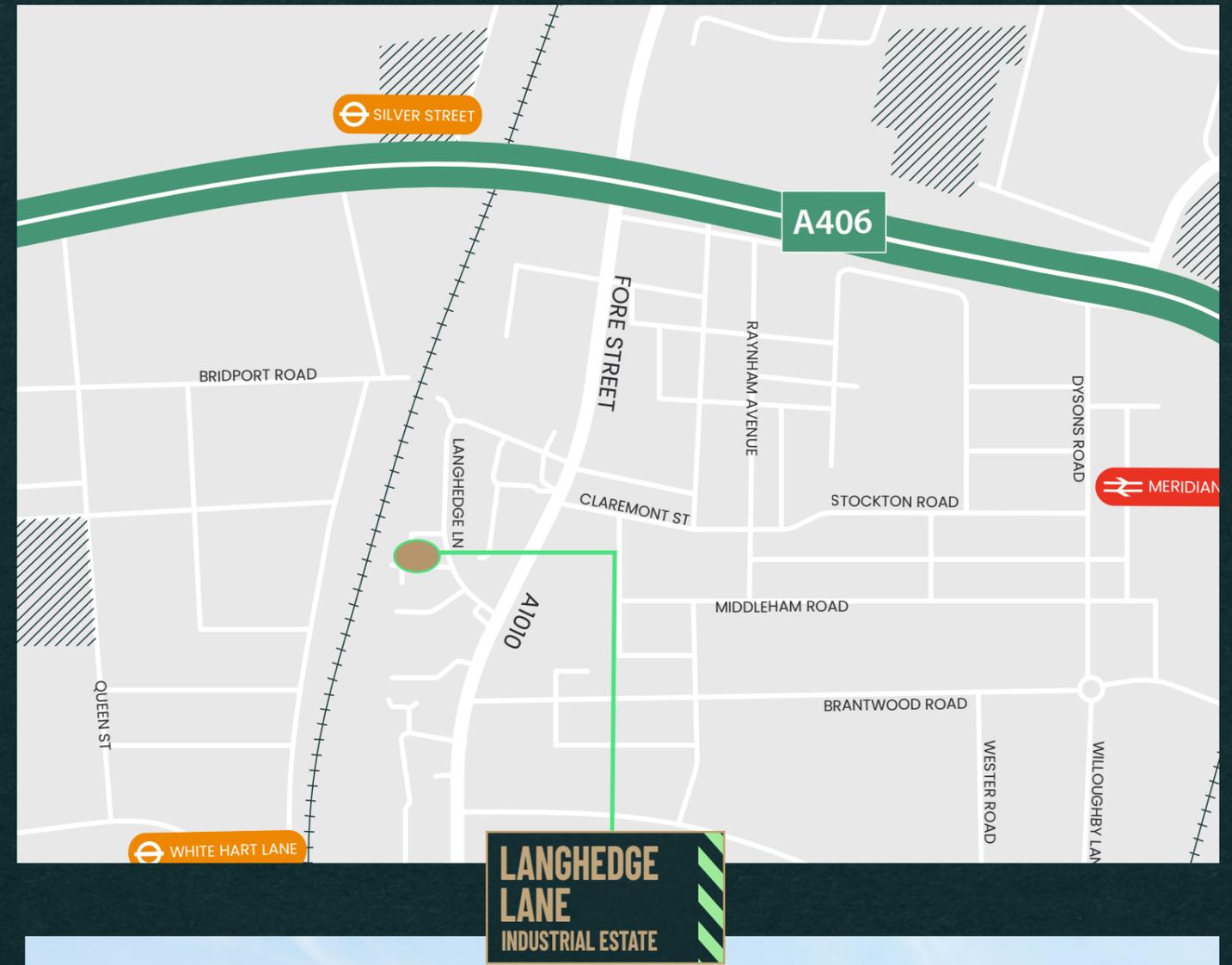
Langhedge Industrial Estate is strategically located close to the High Road (A1010) in Tottenham, just a few minutes walk north from Tottenham Hotspur stadium and just 0.6 miles south of the North Circular Road (A406). The estate is accessed from Langhedge Lane, just to the west side of the High Road, 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 TERMINALS	Drive Time (Mins)	Distance (Miles)
White Hart Lane	10	0.4
Silver Street	15	0.7
Meridian Water	20	1

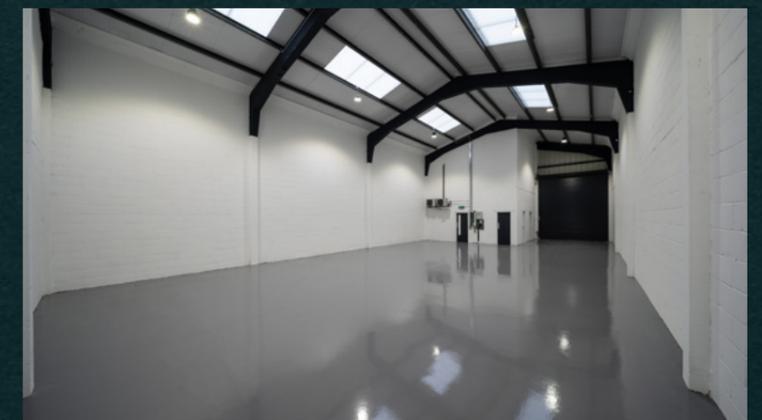


## UNIT 18-19

Fully refurbished and available for immediate occupation. Situated at the rear of the estate, with c.7,000 sqft dedicated yard and excellent parking allocation with a yard depth of c.22m. Extending to approximately 7,221 sq ft with modern steel portal frame construction, new roof, cladding and windows and automated loading doors with guarantees. Eaves height up to 7.36m m. The units contain office space, kitchen and WCs with LED lighting and Air Conditioning. Equipped with three-phase power and capped gas supply.

## UNIT 2-6

Fully refurbished and available for immediate occupation. A terrace of six warehouse units, each extending to approximately 3,000 sq ft, constructed with a portal frame and part brick, part clad elevations. New roofs, cladding and windows with guarantees. The units benefit from generous eaves heights up to 7.67 m, 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**  
Rent on application.

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**



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