

TOTTENHAM | LONDON | N18 2TQ

# LANGHEDGE LANE

INDUSTRIAL ESTATE

NEWLY REFURBISHED WAREHOUSES  
7 UNITS CURRENTLY AVAILABLE  
EACH APPROX. 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 Overground 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 (Mins)	Distance (Miles)
White Hart Lane	10	0.4
Silver Street	15	0.7
Meridian Water	20	1



# UNRIVALLED CONNECTION TO THE A406

SPURS STADIUM

LANGHEDGE  
LANE  
INDUSTRIAL ESTATE

THE CITY

A1010

WHITE HART LANE

FORE STREET

SILVER STREET

A406  
NORTH  
CIRCULAR ROAD

M25 (J25)

6.4  
MILES

M11 (J4)

5.6  
MILES

LANGHEDGE  
LANE  
INDUSTRIAL ESTATE



# ACCOMMODATION

AVAILABLE	AREA SQ FT
Unit 8	900
Unit 9	903
Unit 10	900
Unit 12	903
Unit 13	893
Unit 14	903
Unit 15	916

# SPECIFICATION

The property comprises of 19 warehouse units of varying sizes distributed across three buildings on a secure gated estate. The estate is currently undergoing a phased refurbishment program with all units, yards and common areas to be fully refurbished. All units will benefit from new profile clad exteriors, 3 phase power, capped off gas supply and electric roller shutter doors.

Units 1-6 each measure approx. 3,000 sq ft and are of portal frame construction with brick and blockwork elevations and profile-clad exteriors. These units offer 6.3-7.7m eaves heights, roller shutter doors, and ancillary office space across two floors. Each benefits from approx. 9m yard depth providing parking and loading facilities.

Units 7-17 each offer approx. 900 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. Units 18 and 19 are of steel portal frame construction, and can to be combined to offer a single unit with self-contained yard within the estate. These units offer eaves height ranging 6.45-7.36m.



KITCHEN & WCs



3 PHASE POWER



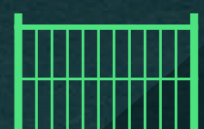
MONITORED CCTV



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



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