



INDURENT

URBAN LOGISTICS TOTTENHAM

TOTTENHAM
N17 ORU
///PLACES.TRADES.BELONG

6 BRAND NEW WAREHOUSE UNITS

UNITS RANGING FROM
6,236 SQ FT - 12,622 SQ FT
(579.37 SQ M - 1,172.64 SQ M)

Available for immediate occupation.



Zone 4 location,
just 30 minutes to
Central London.



BREEAM Excellent achieved.
Top 10% of UK warehouses
for sustainability.



Warehousing that Works.

High performance space for your business.

Urban Logistics Tottenham offers 6 brand new Grade-A industrial/warehouse units across a range of sizes totalling 51,955 sq ft. The highly prominent, accessible estate provides two state of the art terraces with dedicated yard areas.

An ideal location in North London.

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.

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



Internal height ranging from 8.2m to 10m.



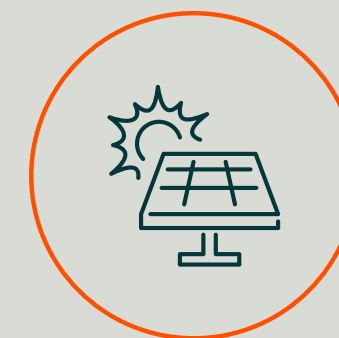
With an EPC A+ rating, customers can lower their energy bills with net zero carbon capabilities.



Smart LED lighting helping to reduce energy consumption by up to 75%.



10% roof lights coverage, providing sufficient daylight to illuminate the warehouse without artificial lighting.

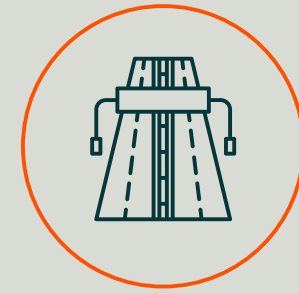


PV panels included as standard.



BREEAM Excellent rating places these units in the top 10% of warehouses in the UK for sustainability.

Why choose Urban Logistics?



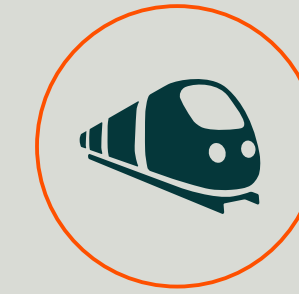
30-minute drive from Central London.



Part of a thriving business community with local occupiers including Sainsburys, Redemption Brewing Co London, Tills4U and Bestway Wholesale.



Good value proposition compared to Central London.



0.5 miles from Meridan Water Station and 0.6 miles to Northumberland Park Station.



Warehousing that Works.

Aerial plan.



TOTTENHAM
HOTSPUR STADIUM

THE GYM GROUP

REDEMPTION
BREWING CO.

BOHEM BREWERY

BEST

SAINSBURYS

ARPINO WHOLESALE

BESTWAY WHOLESALE

TILLS4U

UNIT 3 - LET

UNIT 2

UNIT 1

UNIT 4

UNIT 5

UNIT 6

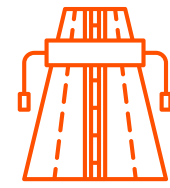
UNIT 7

NORTHUMBERLAND
PARK STATION



Warehousing that Works.

You're well-connected.



MAJOR ROADS

A10	1.9 miles
A406	3.6 miles
M11 Junction 4	6 miles
M25 Junction 25	7 miles



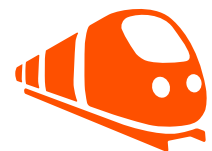
CITIES/MAJOR TOWNS

Walthamstow	4 miles
Central London	9.5 miles
City of London	17.9 miles



AIRPORTS

London City Airport	14 miles
Heathrow Airport	25 miles
London Luton Airport	35 miles

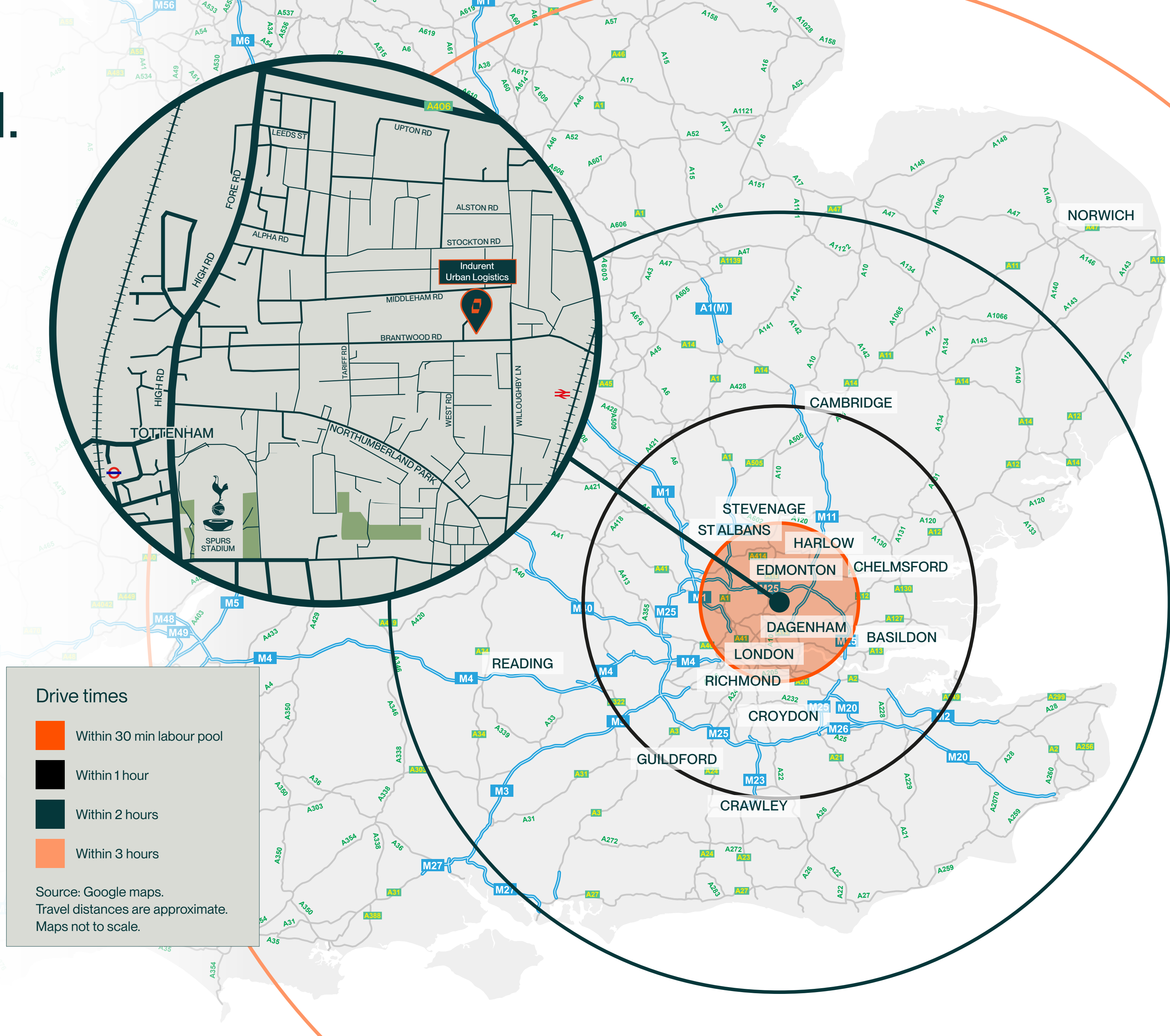


TRAIN

Meridian Water Station	0.5 miles
Northumberland Train Station	0.6 miles
Tottenham Hale Station	1.7 miles



Warehousing that Works.



Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.

Schedule of accommodation.

UNIT	SPACE	SQ FT	SQ M
1	GROUND FLOOR	9,695	900.74
	MEZZANINE	1,436	133.43
	FIRST FLOOR	1,490	138.47
TOTAL		12,622	1,172.64

UNIT	SPACE	SQ FT	SQ M
5	GROUND FLOOR	4,925	457.59
	MEZZANINE	652	60.58
	FIRST FLOOR	750	69.67
TOTAL		6,327	587.84

UNIT	SPACE	SQ FT	SQ M
7	GROUND FLOOR	6,123	568.82
	MEZZANINE	862	80.04
	FIRST FLOOR	884	82.14
TOTAL		7,868	731

UNIT	SPACE	SQ FT	SQ M
2	GROUND FLOOR	9,599	891.75
	MEZZANINE	1,411	131.10
	FIRST FLOOR	1,469	136.51
TOTAL		12,479	1,159.36

UNIT	SPACE	SQ FT	SQ M
6	GROUND FLOOR	4,832	448.92
	MEZZANINE	654	60.78
	FIRST FLOOR	750	69.67
TOTAL		6,236	579.37

UNIT	SPACE	SQ FT	SQ M
3 (LET)	GROUND FLOOR	9,741	904.99
	MEZZANINE	1,478	137.28
	FIRST FLOOR	1,471	136.69
TOTAL		12,690	1,178.96

UNIT	SPACE	SQ FT	SQ M
4	GROUND FLOOR	4,987	463.31
	MEZZANINE	679	63.05
	FIRST FLOOR	756	70.23
TOTAL		6,422	596.59

All floor areas are approximate gross external areas.



BREEAM
Excellent



50 kN sq/m
floor loading



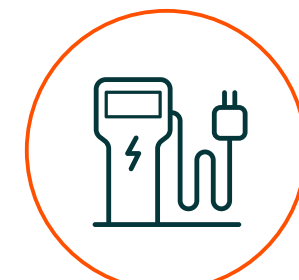
10% roof
lights



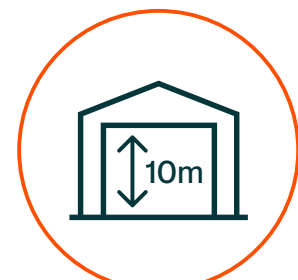
Grade-A first
floor offices



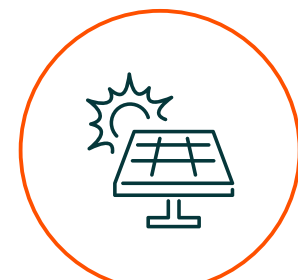
EPC A+



EV car
charging points



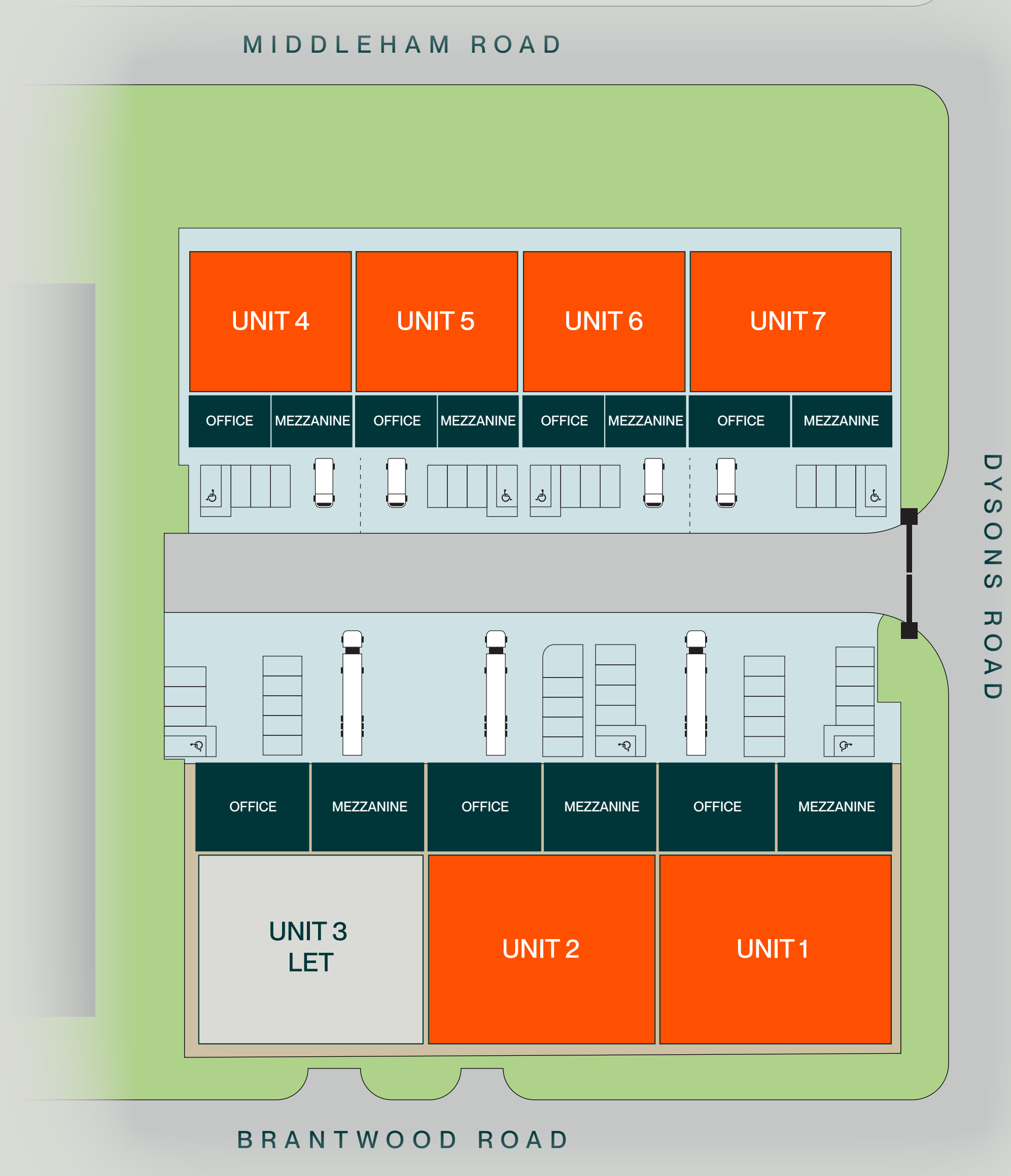
8.2m - 10m clear
internal height



Solar panels



Siteplan.



Siteplan is indicative.



CONNIE SNOWIE

Senior Asset Manager

📞 07881 033 184

✉️ connie.snowie@indurent.com



FREDDIE JODRELL

Assistant Asset Manager

📞 07747 104 049

✉️ freddie.jodrell@indurent.com



Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. June 2025. TBDW 06705-01.



Jake Huntley
M: 07765 154 211
E: jake.huntley@dtre.com

Hugh Stanton
M: 07730 357 434
E: hugh.stanton@dtre.com

Maddie Moriarty
M: 07545 582 097
E: maddie.moriarty@dtre.com



Chris Knight
M: 07872 822 528
E: chris.c.knight@cushwake.com

Patrick Mooney
M: 07920 451 369
E: patrick.mooney@cushwake.com

Alex Doyle
M: 07826 537 141
E: alexander.doyle@cushwake.com



CONNIE SNOWIE

Senior Asset Manager

📞 07881 033 184

✉️ connie.snowie@indurent.com



FREDDIE JODRELL

Assistant Asset Manager

📞 07747 104 049

✉️ freddie.jodrell@indurent.com



Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. June 2025. TBDW 06705-01.