

# UNIT F

# TOTTENHAM COMMERCIAL PARK

## 16,044 sq ft fully-refurbished industrial unit

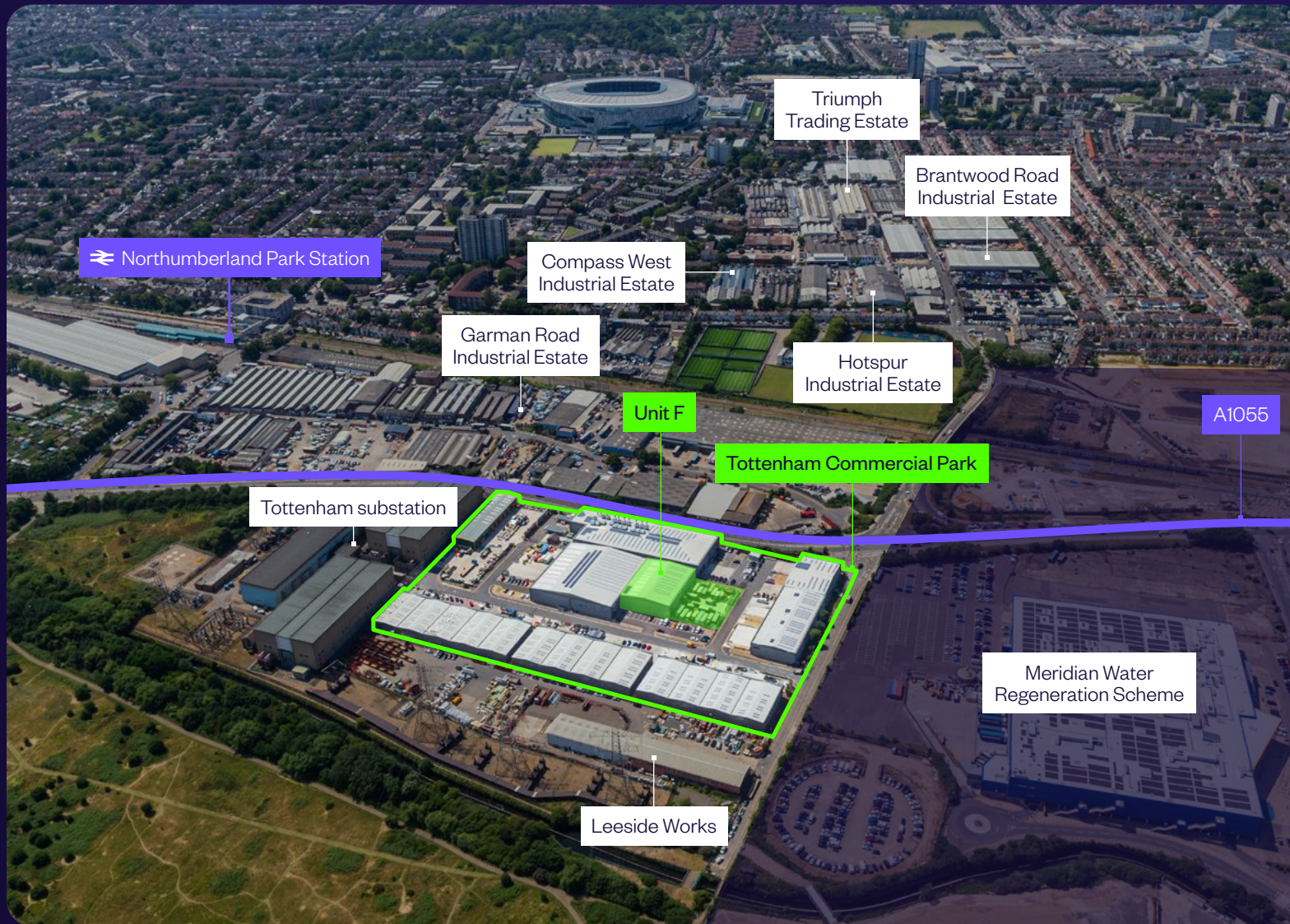
Leeside Road, London, N17 0QJ | [uk.goodman.com](http://uk.goodman.com)

AVAILABLE FOR IMMEDIATE OCCUPATION



 tree.worker.verge

# LOGISTICS SPACE FOR SAME-DAY DELIVERY



Tottenham Commercial Park is a well-established industrial development offering high quality warehouse space to customers serving Central London and beyond.

On the corner of Watermead Way (A1055) and Leaside Road, the site's excellent transport links provide great connectivity and fast access to consumers, with the ability to reach 10.2m people within a one-hour drive<sup>1</sup>.

## KEY HIGHLIGHTS:



Ideally placed for urban logistics and last-mile delivery



Zone 3 location for easy access

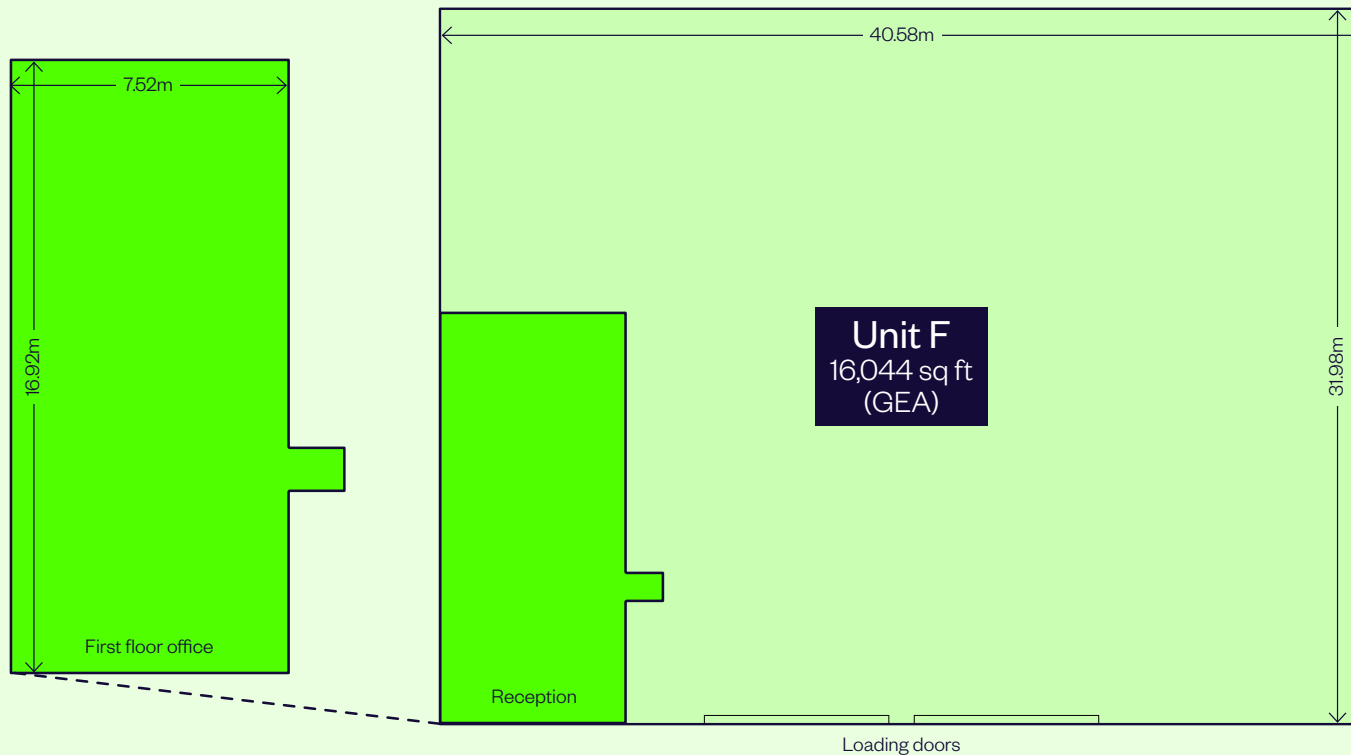


Join a thriving estate, with customers including Travis Perkins, Celtic Bakers, Tortilla and Hedonism Wines.

1. Source: Esri and Michael Bauer Research, 2026

# 16,044 SQ FT

-  8m clear internal height (8.98m internal eaves height and 10.92m to ridge)
-  30kN/m<sup>2</sup> floor loading
-  Two electric up and over loading doors – 3.6m (w) x 4.5m (h)
-  30m secure self-contained yard
-  18 car parking spaces (including 4 accessible bays)
-  LED lighting throughout office and warehouse
-  Ground floor reception / kitchen
-  First floor office area
-  Lift access to upper floor
-  EPC 'A' rating (15)



Unit F	sq m	sq ft
Warehouse	1,198.4	12,899
Ground floor	145.9	1,570
First floor office	146.3	1,575
<b>TOTAL</b>	<b>1,490.6</b>	<b>16,044</b>

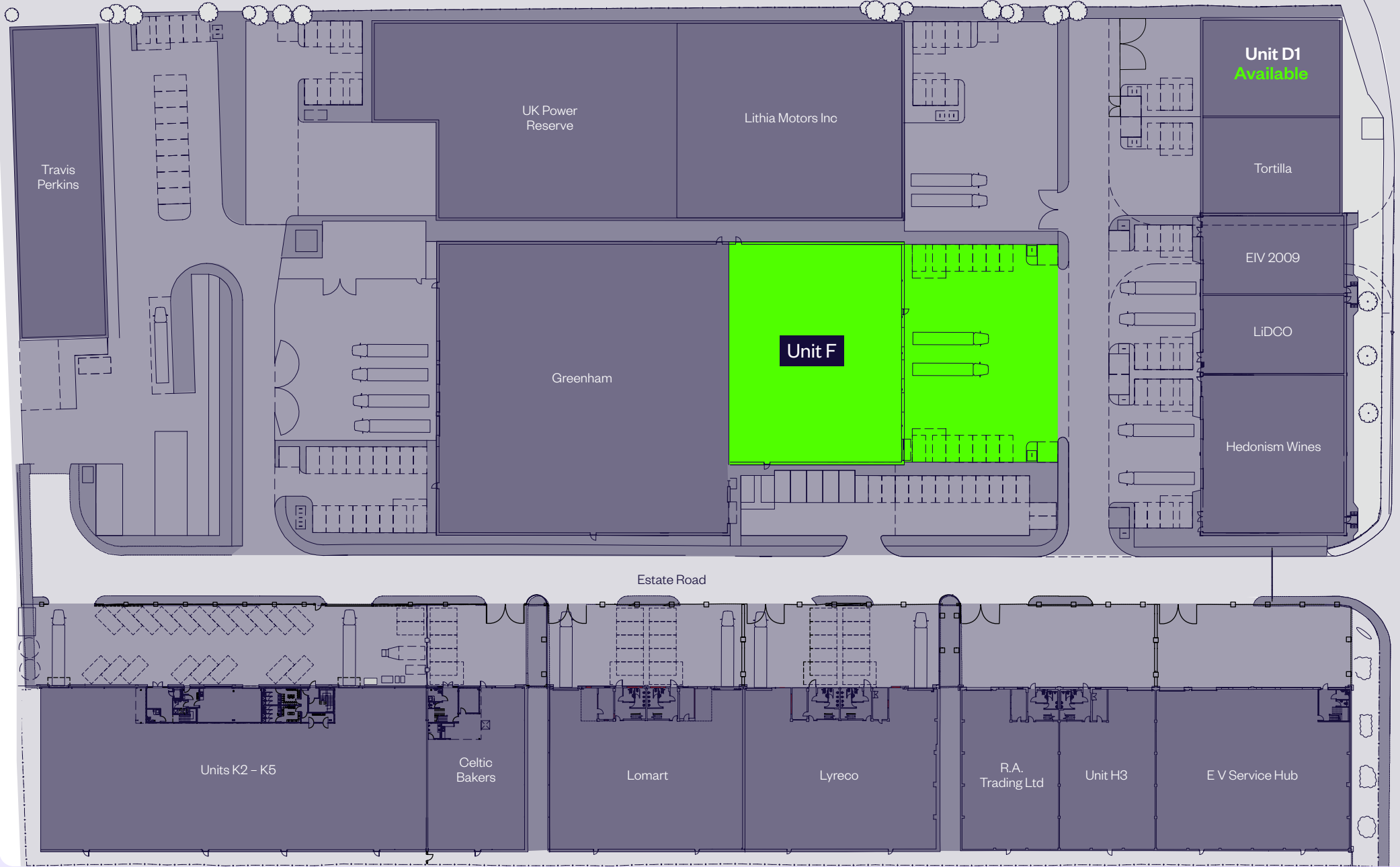
Based on Gross External Area (GEA)

- Warehouse space
- Office space

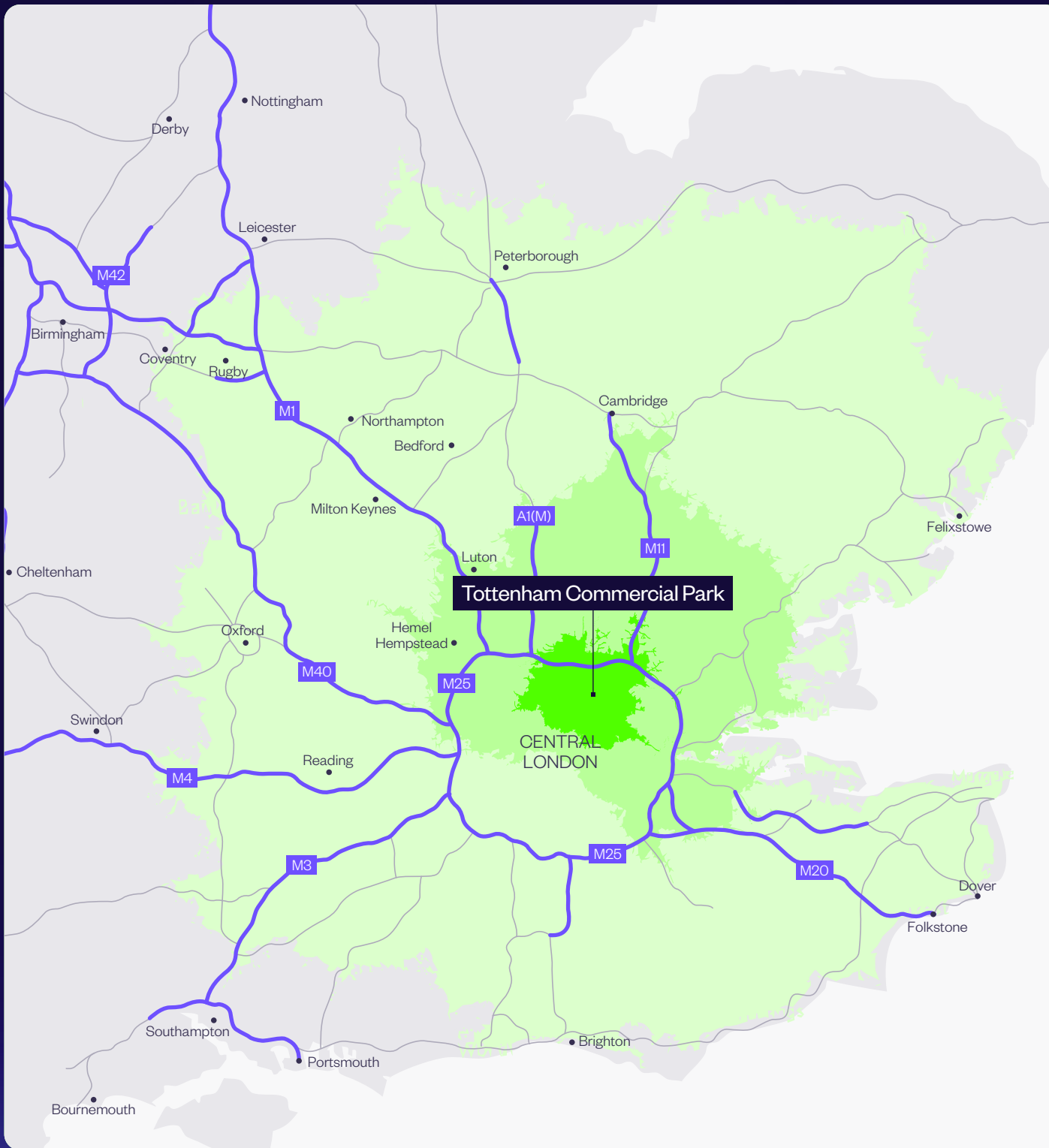


# ESTATE PLAN

A1055 Watermead Way



UNRIVALLED ACCESS



TOTAL POPULATION

2.7M

30 min  
drivetime

10.2M

1 hour  
drivetime

23.5M

2 hour  
drivetime



TOTAL  
PURCHASING POWER

£84.2BN

30 min  
drivetime

£337.8BN

1 hour  
drivetime

£725.6BN

2 hour  
drivetime

Source: Esri and Michael Bauer Research 2026

- 30 minute drivetime
- 1 hour drivetime
- 2 hour drivetime

# LOCATION

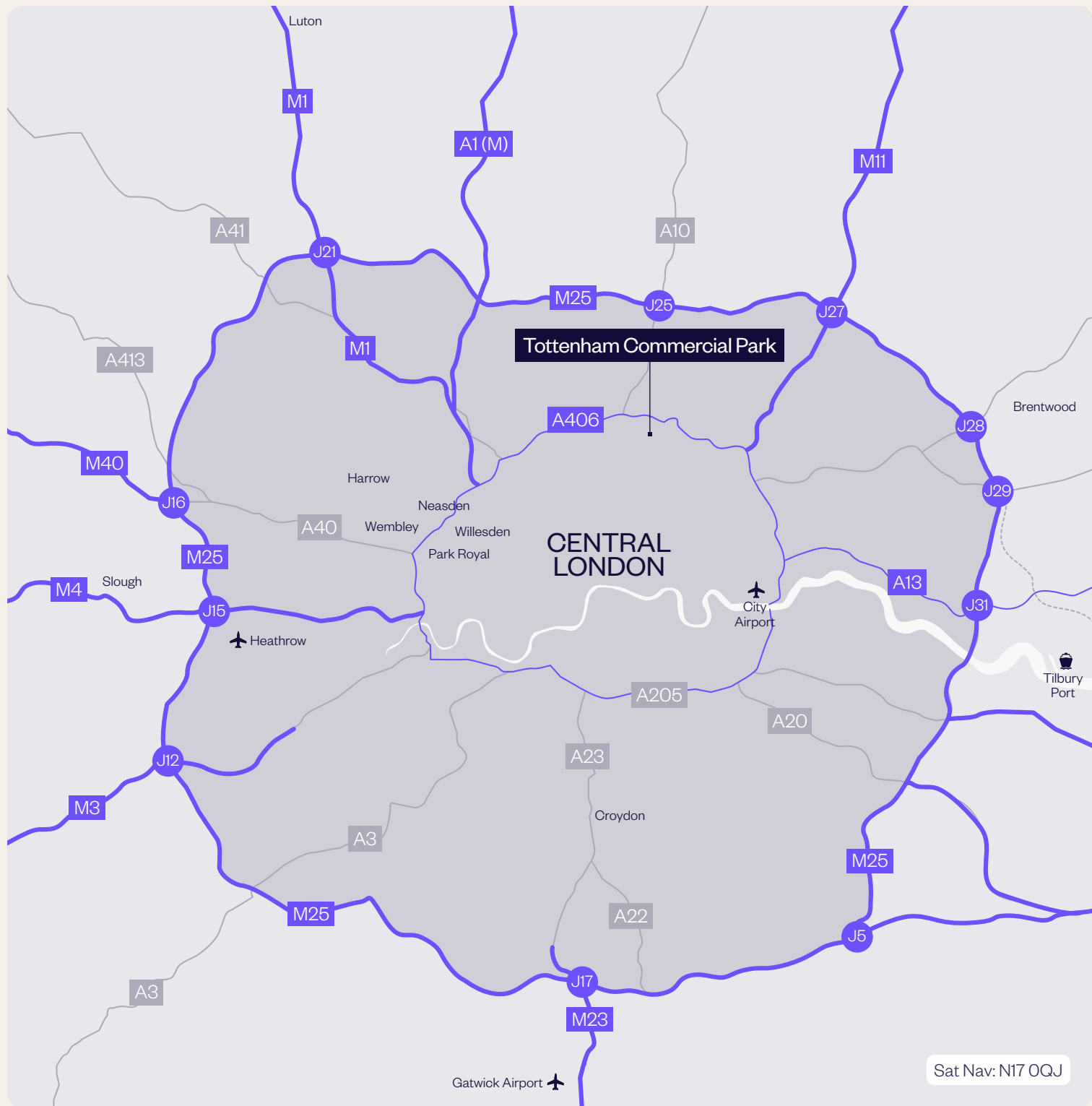
Tottenham Commercial Park benefits from a prominent position fronting Watermead Way, a main arterial route linking Tottenham Hale with the A406 (North Circular).

Further north, Watermead Way links with Mollison Avenue (A1055), providing fast access to the M25. The A10 is two miles to the west and provides excellent connectivity to both central London and the wider motorway network.



## ROAD

A406 (North Circular)	1 mile
A10	2 miles
M11 (J4)	4.8 miles
M25 (J25)	6.5 miles
Central London	9 miles



# ACCESSIBILITY

Located in Zone 3 of the London Underground network, Tottenham Commercial Park offers fast and convenient access to Central London.

The nearest stations are Meridian Water Station and Northumberland Park Station – both providing direct overground links to Liverpool Street Station, with a 25-30 minute journey time. Tottenham Hale Station is located 1.5 miles from the site, which provides a direct route to Oxford Circus via the Victoria Line.

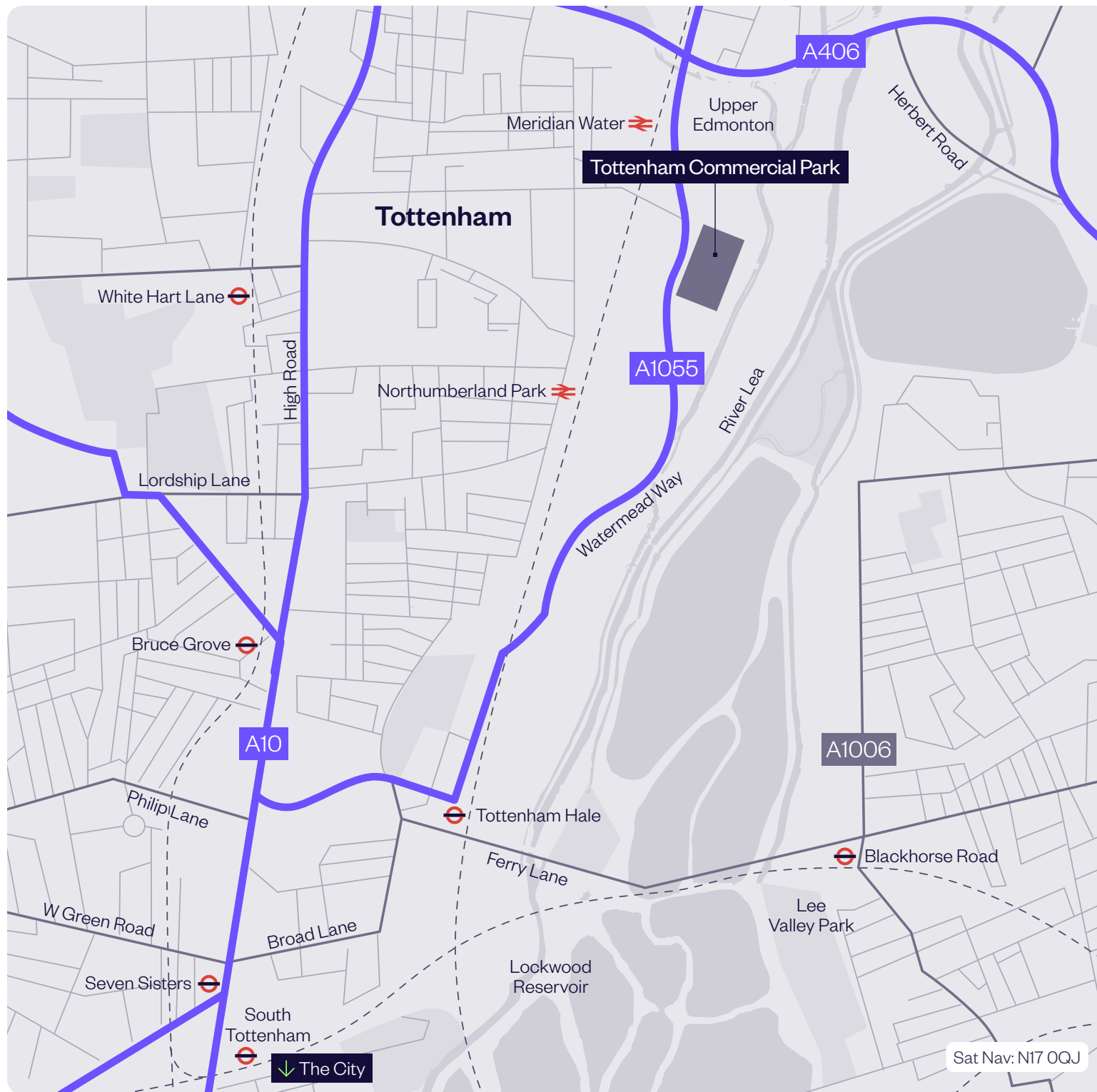
Served by the 192 bus route, the estate also has a local bus stop with regular services linking Enfield with Tottenham Hale.



## PUBLIC TRANSPORT

Meridian Water Station	0.3 miles
Northumberland Park Station	0.6 miles
Tottenham Hale Station	1.5 miles

Source: Google Maps



# CONTACT US



## ENQUIRE NOW

Paul Barber  
Director, Property & Asset Management  
[paul.barber@goodman.com](mailto:paul.barber@goodman.com)  
07795 331988



Paul Londra  
[paul.londra@tlre.co.uk](mailto:paul.londra@tlre.co.uk)  
07779 269290

Ed Thomason  
[ed.thomason@tlre.co.uk](mailto:ed.thomason@tlre.co.uk)  
07818 065276

## NEWMARK

Josh Pater  
[joshua.pater@nmrk.com](mailto:joshua.pater@nmrk.com)  
0778 2271355

Freddie John  
[freddie.john@nmrk.com](mailto:freddie.john@nmrk.com)  
07788 394341

Zach Heppner-Logan  
[zach.heppner-logan@nmrk.com](mailto:zach.heppner-logan@nmrk.com)  
07787 221412

0203 426 0800 | [uk.goodman.com](http://uk.goodman.com)