

TOTTENHAM | LONDON | N18 2TQ

LANGHEDGE LANE

INDUSTRIAL ESTATE

NEWLY REFURBISHED WAREHOUSES
FROM 2,982 - 23,623 SQ FT

UNITS 1-6





6 UNITS TO BE REFURBISHED

COMPUTER GENERATED IMAGERY

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



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

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ACCOMMODATION

AVAILABLE		AREA SQ FT
UNIT 1		3,045
UNIT 2		2,982
UNIT 3		2,996
UNIT 4		2,941
UNIT 5		2,982
UNIT 6		2,982

A terrace of six refurbished warehouse units, each extending to approximately 3,000 sq ft, constructed with a portal frame, with brick and block elevations. The units benefit from generous eaves heights of 6.3–7.7m, electric roller shutter doors, and dedicated loading aprons with approximately 9m yard depth. Each unit provides ancillary office space across two floors. Refurbishment works are ongoing, including new profile-clad exteriors, upgraded building services and improved site access. All units are equipped with three-phase power, capped gas supply, and energy-efficient LED lighting.



SPECIFICATION



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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