

TOTTENHAM, WEST ROAD

⚡ POWER BOOST — NOW WITH 900KVA

URBAN EDGE



TO LET

SUPER PRIME

NEW HEADQUARTER STYLE INDUSTRIAL/WAREHOUSE DEVELOPMENT

67,525 SQ FT SELF-CONTAINED UNIT IN LONDON'S ZONE 3

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HILLWOOD
A PEROT COMPANY®

Goya
urban warehouse
development

URBAN EDGE TOTTENHAM

Industrial & Warehouse Development

Urban Edge is a new, last-mile headquarter-style logistics warehouse provided across a 67,525 Sq Ft self-contained unit in the heart of Tottenham.

Located within **Zone 3**, Urban Edge offers a rare opportunity for businesses seeking a highly accessible urban logistics location. With immediate and unrivalled access to the A406 (North Circular) and the A10, the unit is firmly positioned as a super-prime industrial and warehouse destination.

The development is centrally located and exceptionally well connected, providing close proximity to the large population of North and Central London and the wider South East. This enables occupiers to reach more customers, access a larger labour pool and operate more efficiently from a single strategic base.

Urban Edge will be delivered to the highest specification with strong green credentials, targeting **BREEAM 'Excellent'** and **EPC A+**, indicating that the building will achieve **net zero CO₂ emissions** for regulated energy uses.

- 2.5 acre site
- BREEAM 'Excellent'
- High-specification HQ-style entrance foyer and fully fitted office space
- Fully self-contained and secure.
- Occupiers benefit directly from photovoltaic panels
- Secure gated development
- Planning granted for use classes B2, B8, E(g)(iii)





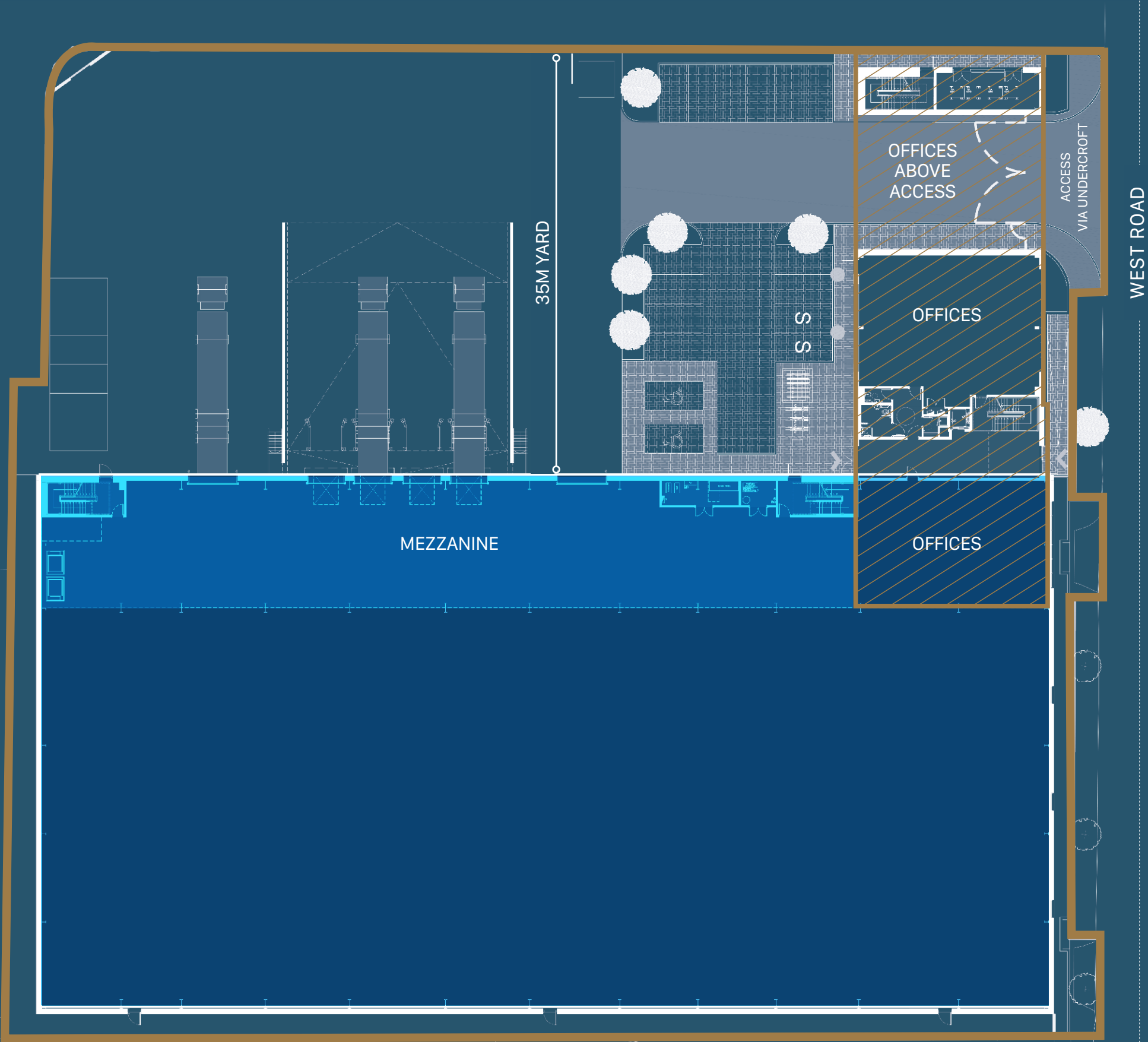
*Indicative CGI

Super Prime Flexible Unit

Innovative, sustainable design
67,525 Sq Ft self-contained unit

SELF-CONTAINED UNIT	TOTAL GEA (Sq Ft)
GROUND FLOOR WAREHOUSE	44,778
FIRST FLOOR	7,277
SECOND FLOOR	7,277
WAREHOUSE MEZZANINE	8,193
TOTAL	67,525

DOCK LEVEL DOORS	4
ACCESS LEVEL DOORS	2
CAR PARKING SPACES	22
CYCLES PARKING SPACES	24
CLEAR INTERNAL HEIGHT	15M
UNDERCROFT ACCESS HEIGHT	5.5M



Unique to you Specification

The development will also have the Goya green credentials and superior specification, with the buildings designed to perform for all occupiers.



Minimum clear internal height of 15m



50kN/m2 floor loading capacity



Secure self contained yard



4 electric dock level access doors



2 electric level access doors



24Hr operational Capabilities



Lift to offices



Shower facilities



Fitted out first floor offices inc. comfort cooling and heating



Allocated parking (22 spaces)



Allocated cycle parking (24 spaces)



15% roof lights to ensure natural light to warehouse



900kVA



Eco-initiatives Sustainable Future

Urban Edge provides a highly sustainable warehouse/industrial unit. The unit presents the opportunity for occupiers to minimise their environmental footprint without compromising on unit specification.



BREEAM target
'Excellent'



EPC A+ target



Electric Car
Charging Points



PV panelling
to roof



Ground & Air Source
Heat Pumps for Office
heating/cooling



Water regulation
technology



Biodiversity
Enhancements



Thermal insulation and
airtightness in excess
of Building Regulations

POTENTIAL
SAVINGS OF
C. £0.75psf
PER ANNUM*

Tenant benefits directly from the free electricity generated from the PV system, this will enable a maximum cost saving per annum if all electricity is used of £44,416 p.a.

*assumption/calculation is based off an assumed rate of £0.28p kW.

*Savings based on the energy saving specification including PV panels and building efficiencies when compared to a 15 year old building of a similar size.

**Indicative CGI

Capacity Efficiency Maximised

MEZZANINE: ABILITY
TO PROVIDE FURTHER
RACKING AND STORAGE.

WAREHOUSE
CUBIC CAPACITY
594,329 ft.3

RACKING
LAYOUTS
[DOWNLOAD HERE](#)

CLEAR INTERNAL
HEIGHT
15M

PALLET SPACE COMPARISON

15m CIH our Unit	you can fit 190 HGV's within the building envelope	 190 HGV's
12m CIH	you can fit 158 HGV's within the building envelope	 158 HGV's
10m CIH	you can fit 129 HGV's within the building envelope	 129 HGV's

Premium Commuting Close Proximity

Urban Edge, Tottenham is well connected, with quick access to the A406 and just a short distance from the A10. It offers fast routes into Central London and easy links to the M25, making it ideal for commuting and distribution.



Location

West Road, Tottenham, London, N17 ORE

Urban Edge is located in Tottenham, within a well-established urban industrial and logistics area. The development benefits from strong road connectivity, with the A10 (Great Cambridge Road) approximately 1.3 miles to the west and the A406 (North Circular Road) approximately 1.6 miles to the south-west, providing efficient access across North, Central and East London and onward connections to the M25 motorway network.

Urban Edge is well served by public transport, with Northumberland Park and Meridian Water Rail Stations located nearby, providing regular services into Central London. The development is closely linked to Seven Sisters and Tottenham Hale Underground Stations providing Victoria Line service, further allowing direct access into Central London.

 **ROAD**

Route	Distance	Drive
A10 (Great Cambridge Road)	1.3 miles	5 mins
A406 (North Circular Road)	1.6 miles	6 mins
A110	3.6 miles	12 mins
M11	6.3 miles	18 mins
M25 (J25)	7.1 miles	22 mins
A12	7.1 miles	20 mins
M1 (J1)	10.2 miles	28 mins

 **AIR**

Airport	Distance	Drive
London City	14.3 miles	35 mins
Stansted	30.6 miles	45 mins
Luton	34.4 miles	50 mins
Gatwick	57.5 miles	80 mins

 **TRAIN**

Station	Distance	Drive / Walk
Meridian Water	0.6 miles	3 mins / 12 mins
Northumberland Park	1.0 mile	5 mins / 18 mins
White Hart Lane	0.9 miles	6 mins / 15 mins
Tottenham Hale	2.0 miles	9 mins
Bruce Grove	2.0 miles	8 mins
South Tottenham	2.7 miles	12 mins
Seven Sisters	2.9 miles	11 mins

 **KEY DESTINATIONS**

Destination	Distance	Drive
Tottenham Hotspur Stadium	1.8 miles	8 mins
Edmonton (Edmonton Green)	3.4 miles	14 mins
Enfield (Enfield Town)	6.8 miles	25 mins
Shoreditch	7.6 miles	32 mins
Waltham Cross	8.9 miles	22 mins
Marylebone	9.8 miles	42 mins
Stratford	8.4 miles	30 mins

Agents



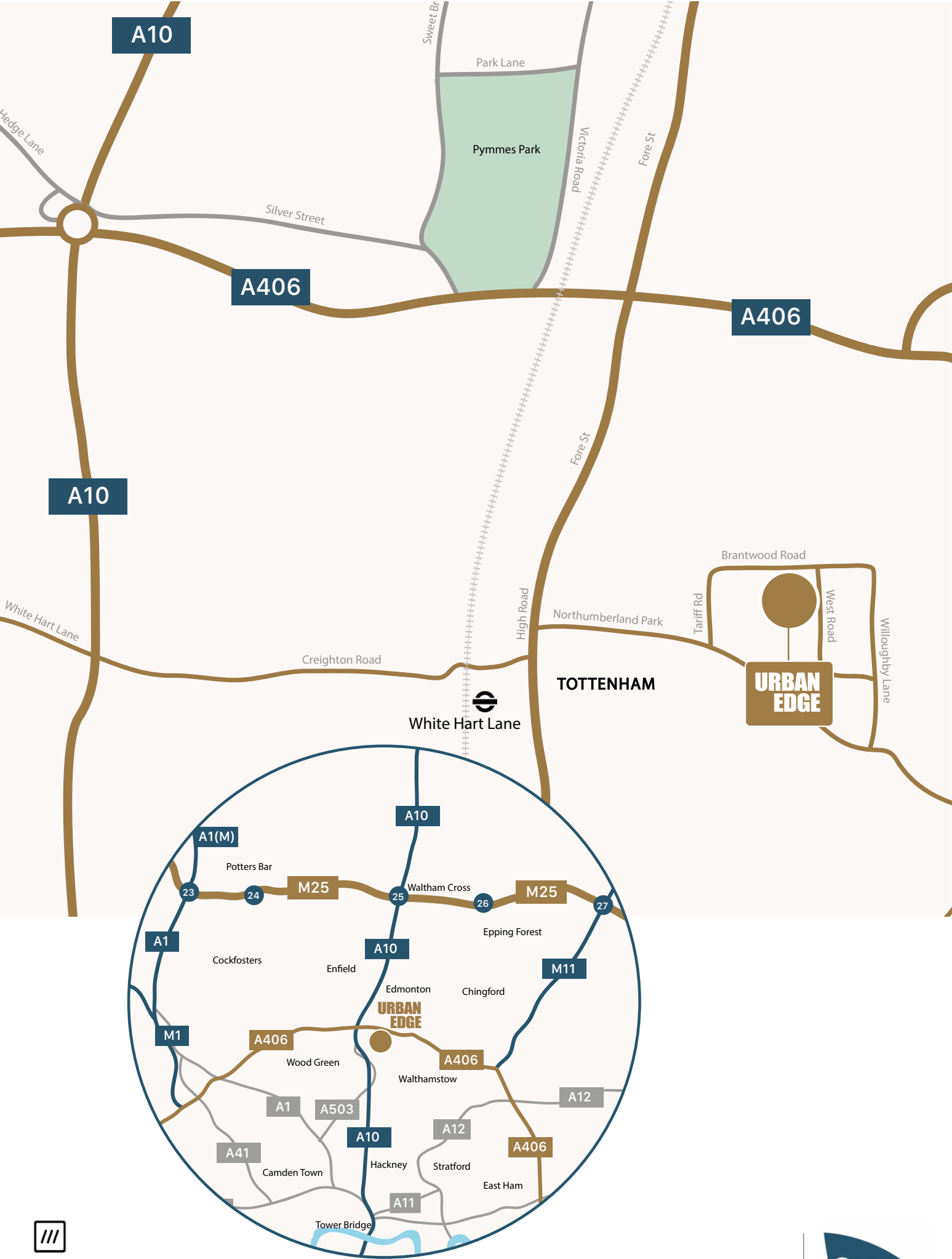
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