

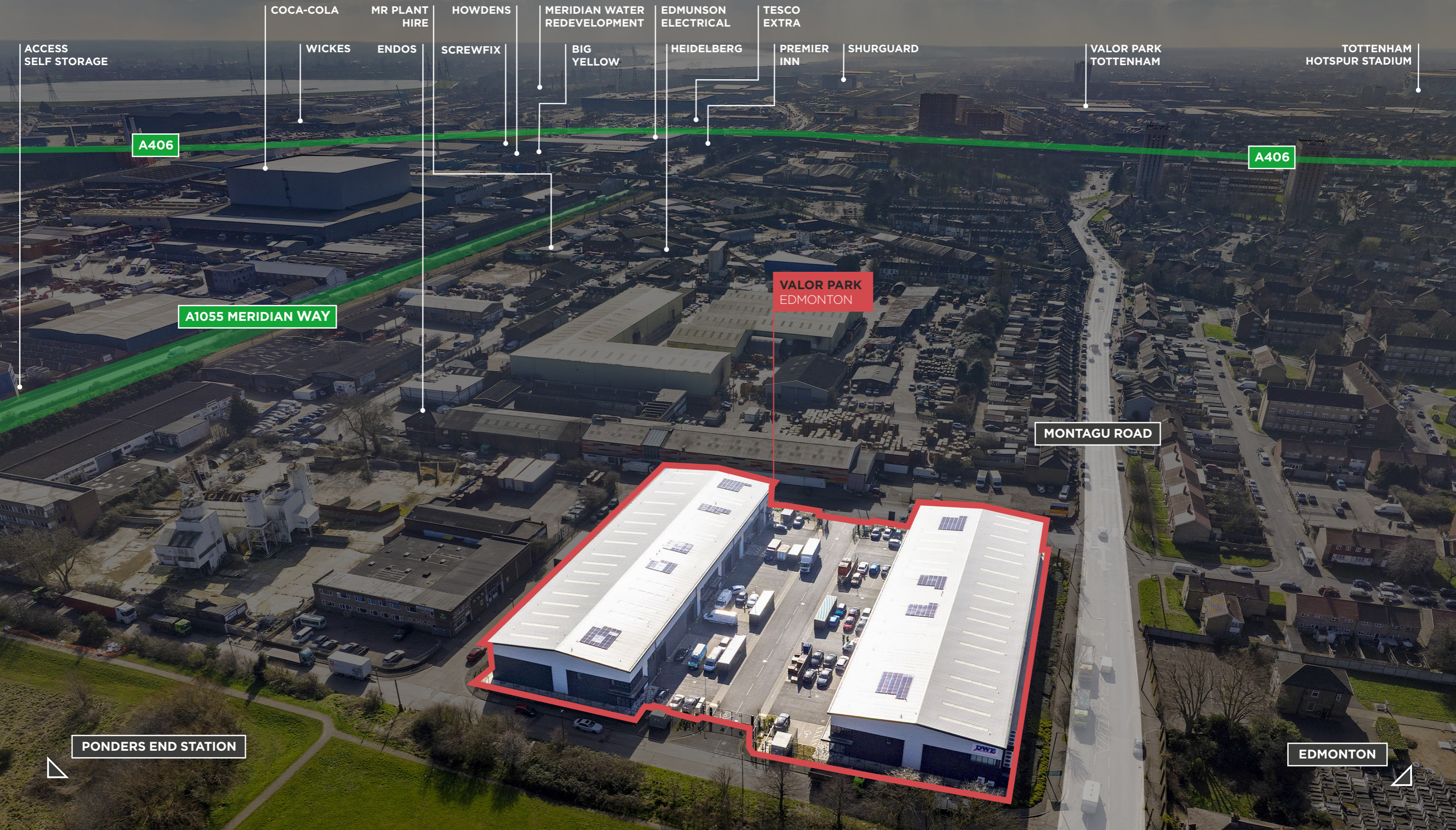
VALOR PARK EDMONTON



PRIME GREATER LONDON URBAN LOGISTICS ESTATE
INDUSTRIAL / WAREHOUSE UNITS WITH
DIRECT ACCESS TO THE NORTH CIRCULAR (A406)
4,101 SQ FT (381 SQ M) - 9,416 SQ FT (875 SQ M)
TO LET

0.5 MILES TO NORTH CIRCULAR (A406)

10 MILES TO CENTRAL LONDON



ACCESS
SELF STORAGE

A406

A1055 MERIDIAN WAY

COCA-COLA

MR PLANT
HIRE

HOWDENS

MERIDIAN WATER
REDEVELOPMENT

EDMUNSON
ELECTRICAL

TESCO
EXTRA

WICKES

ENDOS

SCREWFIX

BIG
YELLOW

HEIDELBERG

PREMIER
INN

SHURGUARD

VALOR PARK
TOTTENHAM

TOTTENHAM
HOTSPUR STADIUM

A406

VALOR PARK
EDMONTON

MONTAGU ROAD

PONDERS END STATION

EDMONTON

4,101 SQ FT - 9,416 SQ FT

INDUSTRIAL / WAREHOUSE UNITS

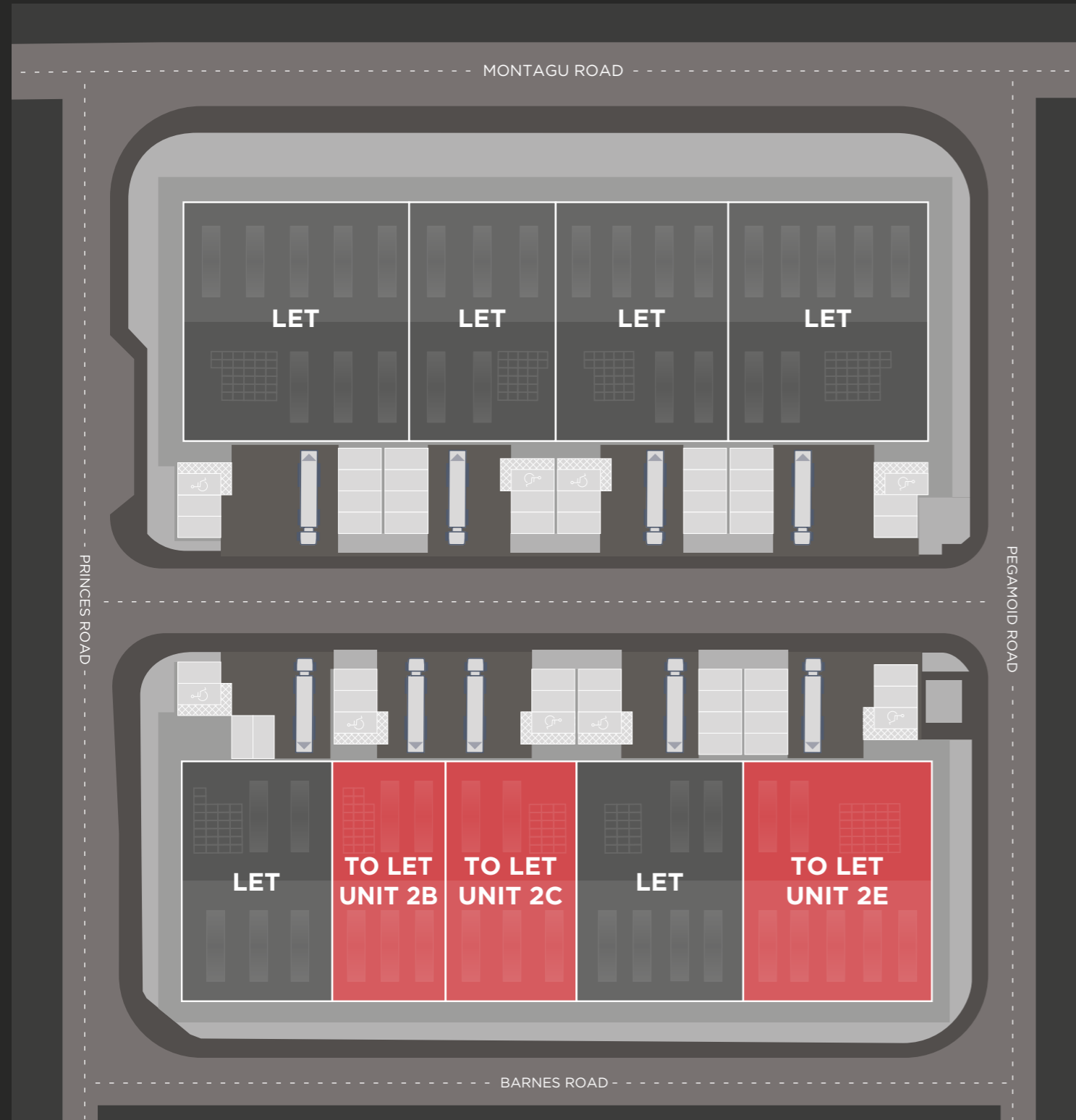


UNITS 2B, 2C AND 2E

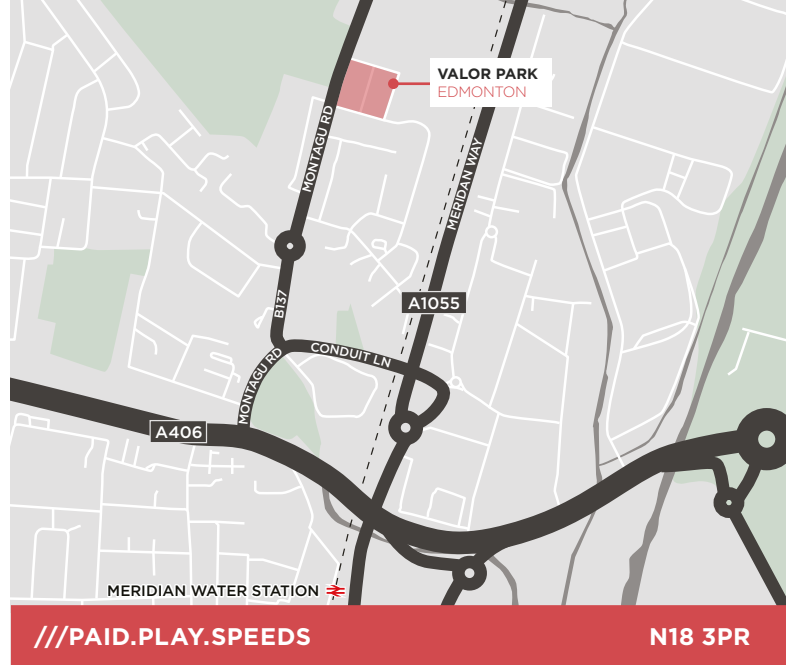
The estate consists of two terraces with three available units to let. The scheme is secure and gated with dedicated parking for each unit. These warehouses have been designed to be energy efficient, for an EPC A rating. They also incorporate key ESG features, including EV charging stations, Solar PV and LED lighting.

ACCOMMODATION (GEA)

UNIT 2B	SQ FT	SQ M
Warehouse	3,714	345.04
Office	388	36.04
Overall Total	4,101	381.08
UNIT 2C	SQ FT	SQ M
Warehouse	4,345	403.67
Office	970	90.15
Overall Total	5,315	493.82
UNIT 2E	SQ FT	SQ M
Warehouse	6,308	586
Office	1,354	125.76
Overall Total	7,662	711.76



- EV CHARGING
- FLOOR LOADING 37.5KN/M2
- CYCLING PARKING SPACES
- SOLAR PV
- GATED SCHEME
- 24 HOUR USE
- 8M EAVES HEIGHT
- BREEAM 'VERY GOOD'
- EPC RATING A
- LED LIGHTING



///PAID.PLAY.SPEEDS

N18 3PR

ROAD	MILES	MINS
A406 NORTH CIRCULAR	0.5	3
A1055	0.6	3
A10	2.0	4
M25	5.0	12

RAIL	MILES	MINS
MERIDIAN WATER	0.9	4
EDMONTON GREEN	1.1	4
WHITE HART LANE	1.9	7
ENFIELD	4.2	12
LONDON LIVERPOOL STREET	8.2	27

PORTS	MILES	MINS
TILBURY	27.2	35
DP WORLD	20.6	40
DOVER	83.6	1 hr 30
FELIXSTOWE	85.4	1 hr 25

AIRPORTS	MILES	MINS
LONDON CITY	13	22
STANSTED	29.4	30
HEATHROW	24.5	54

EPC
EPC A.

RENT
Upon Application.

TERMS
The units are available on new leases. Full terms available on application.

USE
Eg(iii) B2 B8

STRONG LOCAL WORKFORCE
TOTAL WORKING-AGE POPULATION 718,835 PEOPLE

HIGH POPULATION DENSITY
LARGE CUSTOMER AND WORKFORCE BASE OF 1,055,401

SKILLED & RELEVANT LABOUR
192,316 WORKING IN WAREHOUSING AND LOGISTICS

For further information or to arrange an inspection please contact the joint agents:

Source: Office for National Statistics

Knight Frank
020 7861 1197
KnightFrank.co.uk

TLRE
0203 151 1011
www.tlre.co.uk

Victoria Forster
victoria.forster@knightfrank.com
07974 366 137

Paul Londra
paul.londra@tlre.co.uk
07779 269 290

Abigail Cunningham
abigail.cunningham@knightfrank.com
07976 667 501

Ed Thomason
ed.thomason@tlre.co.uk
07818 065 276

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank and TLRE in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank and TLRE nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. May 2025