VALHALLA PARK
TOTTENHAM



READY FOR OCCUPATION

TO LET - NEW INDUSTRIAL UNITS AVAILABLE NOW

With sizes ranging from 6,426 – 79,083 sq.ft. Valhalla Park presents a new speculative warehouse development totalling 151,125 sq.ft across seven units in a super-prime London Zone 3 location

Bull Lane, Tottenham, London, N18 1TQ

valhallatottenham.com

HILLWOOD
A PEROT COMPANY

Goya
urban warehouse development

Valhalla Park
Tottenham

Industrial & Logistics Warehouse Development
Valhalla Park, Tottenham is an exciting and unique speculative urban industrial development comprising seven units, with sizes ranging from 6,426 to 79,083 sq.ft.

Located within Transport for London's Zone 3, Valhalla Park, Tottenham provides immediate access to the A406 (North Circular) and the A10, setting us apart as **'Super Prime'.**

The scheme is centrally located and well connected. It's unrivaled in its proximity to the large population of Central London and the wider South East region, enabling potential occupiers to directly access more customers and greater opportunities.

The scheme has been developed to the highest specification and green credentials, achieving BREEAM 'Excellent' and EPC A+, with the building achieving net zero CO2 emissions for regulated energy uses.

- **Providing 7 new urban industrial units totalling 151,125 sq.ft.**
- **All units finished to the highest specification including first floor offices and shower facilities.**
- **Occupiers benefit directly from photovoltaic panels on all units.**
- **Fully gated and secure development.**
- **Unit 5 benefits from a fully gated secure yard and two additional goods lifts to mezzanine storage.**
- **All units benefit from fast EV car charging points.**
- **Planning granted for B2, B8 & E(g)(iii).**





Located within Zone 3, Valhalla Tottenham provides immediate access to the A406 (North Circular) and the A10 setting us apart as 'Super Prime'.

*Indicative CGI

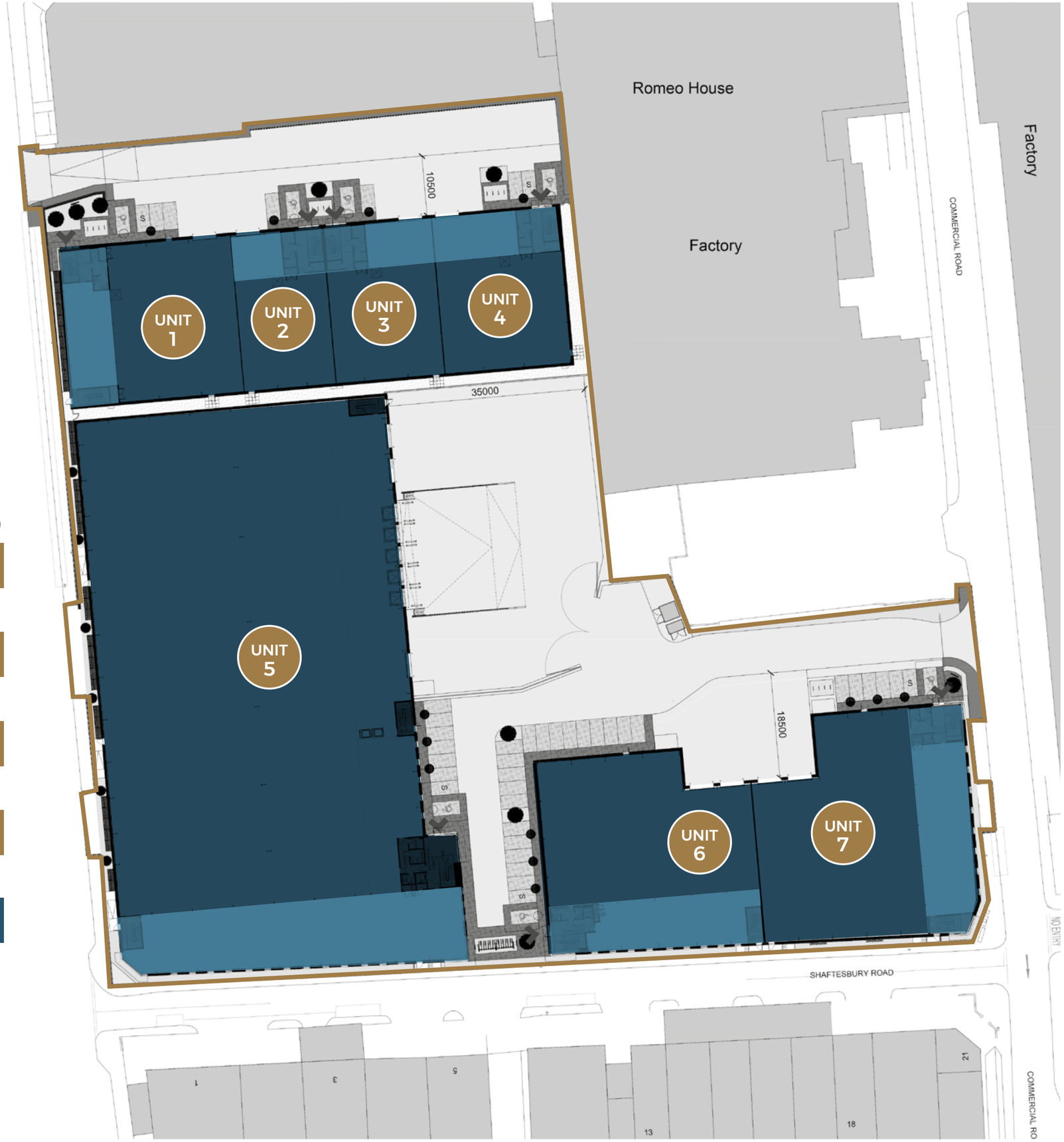
Site Plan

Innovative, sustainable design
Opportunities ranging from 6,426 – 79,083 sq.ft.

UNIT	GROUND GEA Sq.ft	FIRST GEA Sq.ft	TOTAL GEA Sq.ft	TOTAL GEA m^2	CAR PARKING	EAVES HEIGHT (m)
1	9,472	2,637	12,109	1,125	4	8
2	5,027	1,399	6,426	595	2	8
3	5,931	1,668	7,599	706	2	8
4	7,050	2,002	9,052	841	3	8
5	60,838	18,245*	79,083	7,347	22	12
6	13,530	3,703	17,233	1,601	7	10
7	15,447	4,176	19,623	1,823	7	10
TOTAL			**151,125**	**14,038**	**47**	

*INCLUDES 6,900 SQ FT OF WAREHOUSE MEZZANINE FLOOR

UNITS CAN BE COMBINED



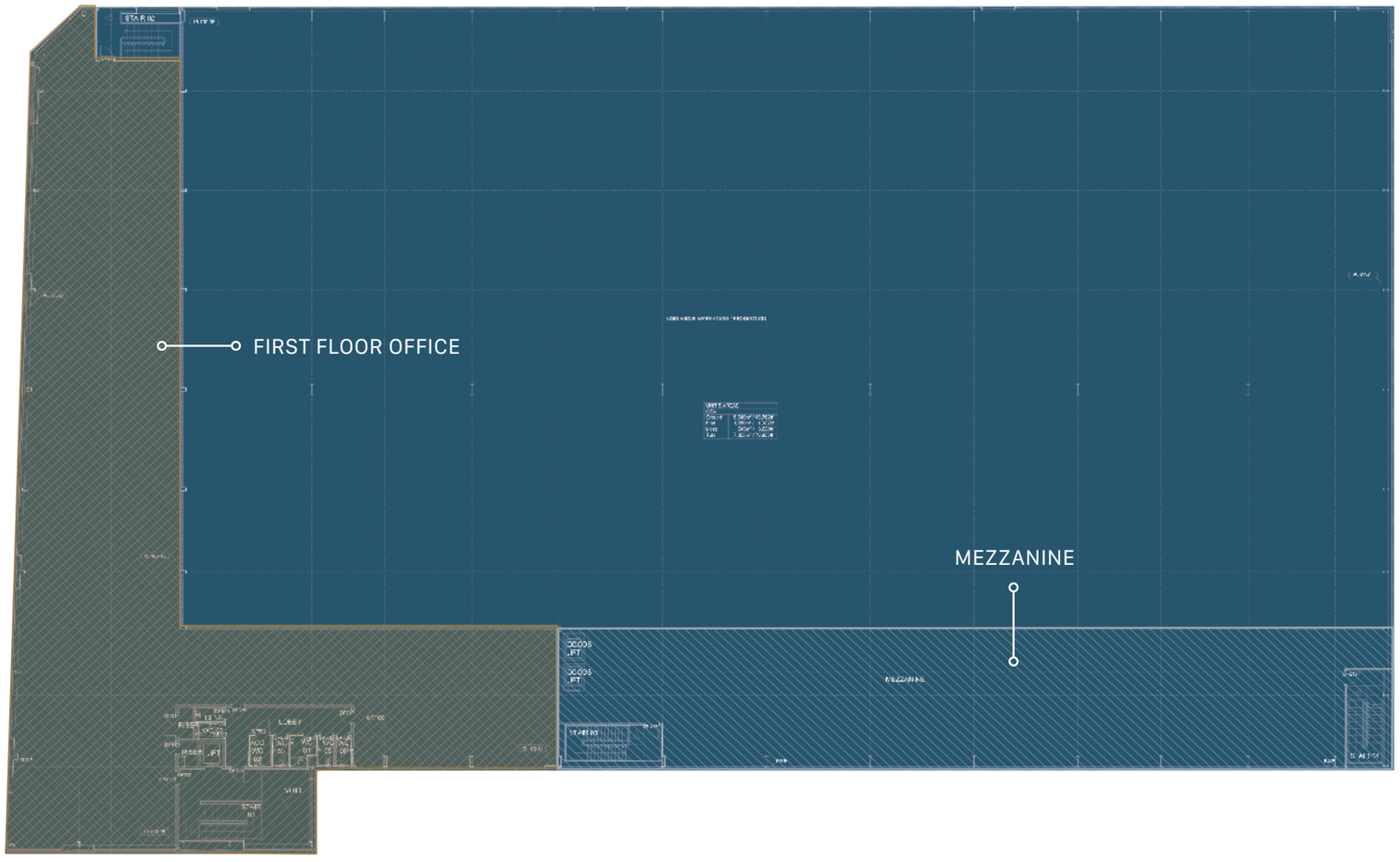
Unit 5

A Grade A headquarters style unit comprising 79,083 sq.ft complete with self-contained yard.



SELF-CONTAINED SECURE UNIT	GEA ft²	GEA m²
GROUND FLOOR	60,838	5,645
FIRST FLOOR OFFICE	11,345	1,050
WAREHOUSE MEZZANINE	6,900	640
TOTAL	79,083	

Dock Leveller doors	5
Access Level Doors	3
Eaves Height (CIH)	12m
Power	900 kVA
Maximum PV	280 kWp
HGV Parking spaces	4
Car Parking spaces	22
Cycle spaces	30 external 15 internal
Gated and fully secured site	



Unit 5
Prime Capacity

WAREHOUSE CUBIC CAPACITY

579,959 ft3 / 53,880 m3 (excluding under croft to offices)

RACKING LAYOUTS

DOWNLOAD HERE

MEZZANINE: ABILITY TO PROVIDE FURTHER RACKING AND STORAGE.

PALLET SPACE COMPARISON

Valhalla Unit 5, 12m CIH - Pallets: 7,164

Building of 10m CIH - Pallets: 5,970 (17% decrease)

Building of 8m CIH - Pallets: 4,776 (33% decrease)

*pallet calculations based on narrow aisle L1 pallet sizes of 1.8mx1.2m

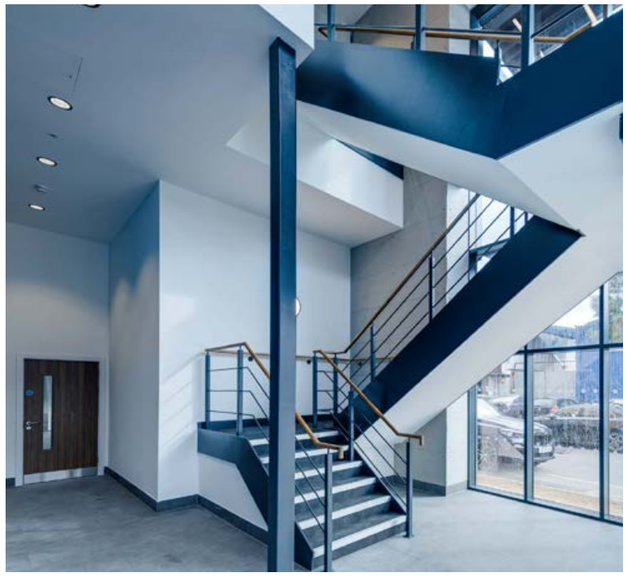
*Indicative CGI

Secured by Design
Police Preferred Specification
Secured By Design
Gold Commercial Award

Unique to you
Specification

The development benefits from Goya green credentials and superior specification, with the buildings designed to perform for all occupiers.

- UP TO 12m — Clear Internal Height: Units 1-4 at 8m, Unit 5 at 12m, Units 6 & 7 at 10m
- 50KN m2 floor loading
- Fully secure yards
- 5 Dock level loading doors to Unit 5
- Electric level access loading doors to all units
- Up to 35m — Yard depths ranging up to 35m
- Fully fitted office space
- Lift access to offices in Units 5, 6 & 7
- Shower facilities
- Comfort cooling/heating system to offices
- 26 EV charging spaces
- Allocated car parking spaces (47 spaces)
- Goods Lifts to Unit 5
- Allocated cycle parking (72 spaces)
- 10% roof lights to ensure natural light to warehouse
- Power allocation up to 1.9 mVA across the Units
- LED lighting to offices













Eco Initiatives
Sustainable Future

Valhalla Park, Tottenham provides highly sustainable industrial units. The scheme presents an opportunity for occupiers to minimise their environmental footprint, without compromising on unit specification.

Occupiers will benefit directly from the free electricity generated by the PV system; this will enable a maximum cost saving per annum if all the electricity is used as below;

Unit 1	**£11,935 p.a**	**Unit 5**	**£61,595 p.a**
Unit 2	**£7,055 p.a**	**Unit 6**	**£17,250 p.a**
Unit 3	**£7,845 p.a**	**Unit 7**	**£19,240 p.a**
Unit 4	**£9,100 p.a**		

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

- BREEAM 'Excellent'
- EPC A+
- Electric car charging points
- Roof mounted PV panels
- Ground & air source heat pumps for office heating/cooling
- Green walls
- Biodiversity enhancements
- Thermal insulation and airtightness in excess of building regulations

POTENTIAL SAVINGS OF C. £1.10PSF PER ANNUM*

*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.

Prime Commuting
Close Proximity

Valhalla Park, 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.



Unrivalled Location

Bull Lane, Tottenham, London, N18 1TQ

The property is located just south of the North Middlesex University Hospital, on Bull Lane, just 300 yards to the A406 (North Circular) and just 0.5 miles from the A10, providing fast connections to Central London and the M25 network.

The site further benefits from an excellent local public transport network with both White Hart Lane and Silver Street overground stations within walking distance, further allowing direct access into Central London.

ROAD DISTANCE/TIMES

A406/A10 junction	1.3m	7mins
Tottenham Hale	2.5m	12mins
Enfield	3.5m	12mins
M25 (J25)	5.7m	16mins
M11 (J4)	5.8m	10mins
M1 (J1)	8.0m	18mins
City of London	9.0m	35mins
A1 (J1)	9.5m	38mins

RAIL

Silver Street (Weaver Line)	0.6m	3mins
White Hart Lane (Weaver Line)	0.8m	4mins
Tottenham Hale (Mainline, Weaver Line, Victoria Line)	2.5m	12mins
London Liverpool Street	8.0m	30mins
King's Cross	8.1m	36mins

AIR

London City Airport	14.3m	26mins
London Stansted	31.0m	38mins
London Heathrow	26.0m	58mins

Agents

CBRE

Chris Proctor
chris.proctor1@cbre.com
07798 690 234

Emily Middleton
Emily.Middleton@cbre.com
07720 975013

GLENNY

Ryan Anderson
R.Anderson@glenny.co.uk
07468 186 415

Sam Sandell
S.Sandell@glenny.co.uk
07965 151545

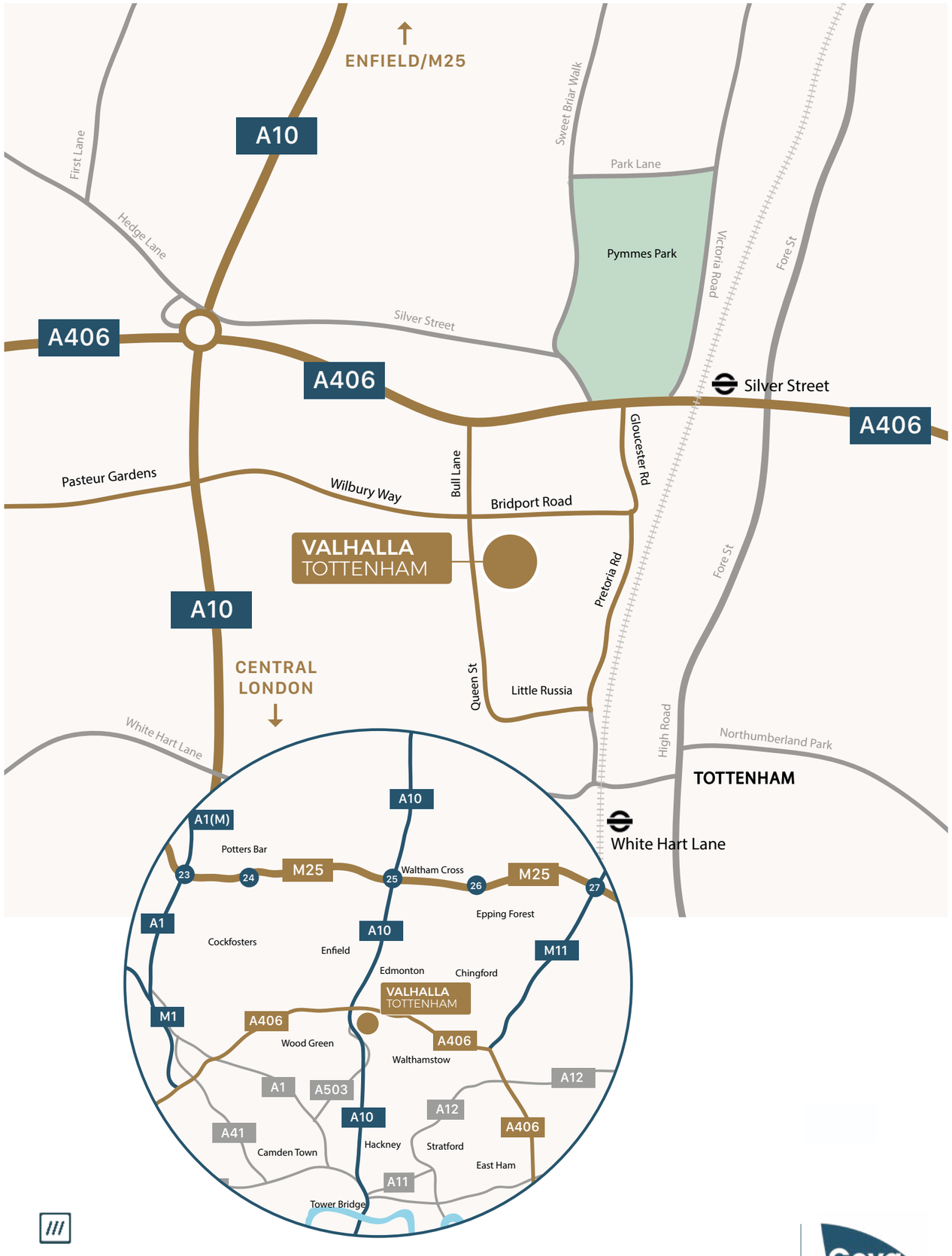
savills

Harry Stoneham
Harry.stoneham@savills.com
07870 999 263

Hugh Walton
hugh.walton@savills.com
07807 999 777

Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantees its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. October 2026.

valhallatottenham.com



///medium.define.comet
SAT NAV: N18 1TQ

HILLWOOD A REPOT COMPANY

Goya urban warehouse development