

UNIT 2 WHITE HART WORKS N17

BRAND NEW DETACHED UNIT OF
31,633 SQ FT (2,939 SQ M) ON AWARD
WINNING INDUSTRIAL/TRADE ESTATE

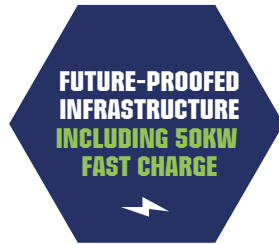
EXCELLENT ENVIRONMENTAL CREDENTIALS

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INDUSTRIAL IN ANOTHER LEAGUE

WHITE HART WORKS IS THE PREMIER LOCATION FOR TRADE AND WAREHOUSE OCCUPIERS WITHIN TOTTENHAM.



The wider White Hart Works estate comprises 6 units and is home to national brands such as **Selco Builders Warehouse**, **Toolstation**, **GSF Car Parts** and **Screwfix**. The scheme offers units ranging from 6,000 – 38,000 sq ft each benefiting from electrically operated loading doors, 8.0m eaves height and secure yards.



Not to scale - for information purposes only



UNIT 2 THE NEW PLAYER



THIS NEW DETACHED BUILDING IS BEING CONSTRUCTED TO THE HIGHEST STANDARDS AND WILL HAVE EXCELLENT ENVIRONMENTAL CREDENTIALS.

The building occupies a self-contained site within the established White Hart Works estate with dual aspect loading from two secure surface yards. The warehouse area provides clear span accommodation with LED lighting and 3 level loading access doors. The offices, which are arranged over ground and first floor, provide high quality open plan space with feature reception, excellent natural light, VRF heating /cooling system and suspended ceilings incorporating LED lights.

CHECK THE FIXTURES

WAREHOUSE

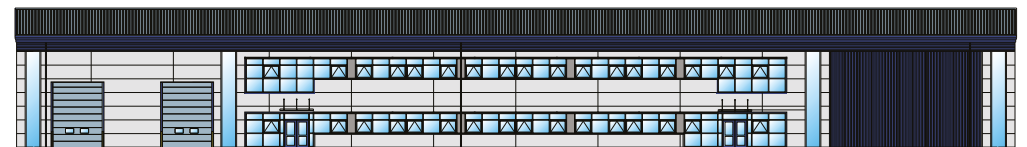
- Steel Portal Frame
- 8.0m eaves height
- Floor loading 37.5KN/m2
- Kingspan roof and wall cladding
- GRP roof lights (12% min)
- 3 no 4.8m high level loading doors
- 2 Secure concrete service yards

OFFICES

- High quality finishes
- Feature main reception with tiled finishes
- Suspended ceilings
- LED lighting
- VRF cooling/heating
- Raised access floor
- Double glazing
- Carpet floor tiling
- Kitchenettes
- Shower/changing facilities
- Passenger Lift

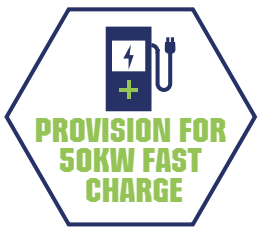
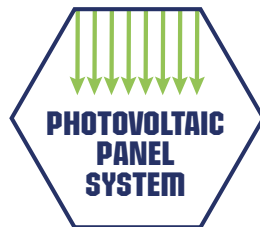
ACCOMMODATION

Warehouse:	23,929 sq ft	2,223 sq m
Ground Floor Office:	3,852 sq ft	358 sq m
First Floor Office:	3,852 sq ft	358 sq m
Total:	31,633 sq ft	2,939 sq m

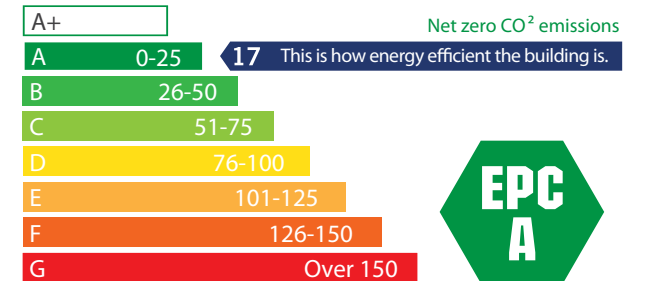


CLEAN SHEET LOOKING AT A BRIGHT FUTURE

• River Lea, Tottenham



EPC Rating 'A'

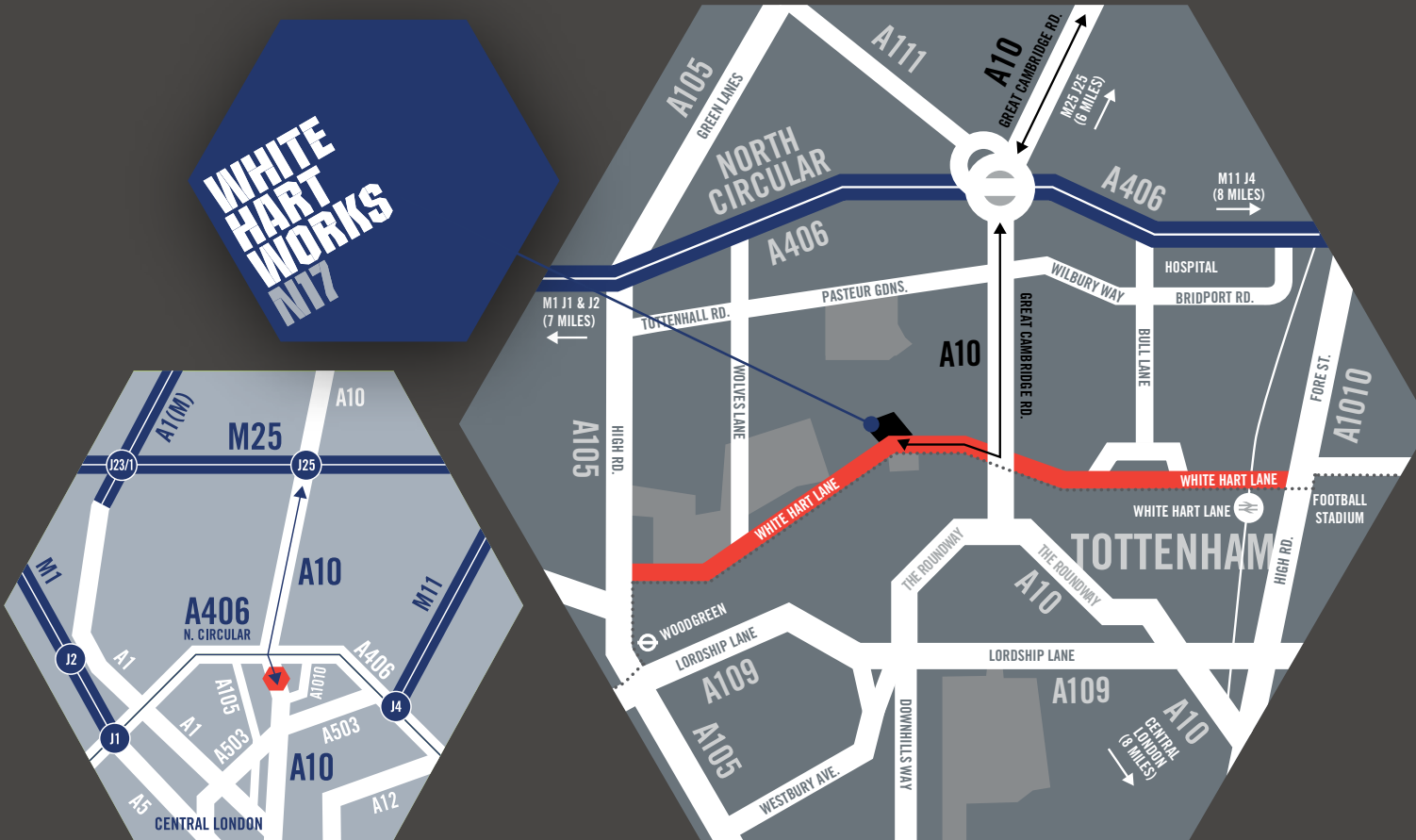


TOTTENHAM – HOME GROUNDS

White Hart Works is prominently located on the north side of White Hart Lane 400 metres to the west of the A10 Great Cambridge Road in turn providing quick direct access to the A406 North Circular approximately 1 mile to the North.

These main arterial routes provide direct access to the national motorway network, M1 (junction 1), M25 (junction 25) and M11 (junction 4) and to North, East, West and Central London.

Central London	8 miles
A406 North Circular	1 mile
M25 junction 25	6 miles
M1 junction 1 & 2	7 miles
M11 junction 4	8 miles
M4 junction 1	15 miles
Heathrow Airport	25 miles



FURTHER INFORMATION

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