

VALHALLA PARK

TOTTENHAM



**TO LET - NEW INDUSTRIAL UNITS
AVAILABLE FROM SUMMER 2026**

With sizes ranging from 6,361 – 78,953 sq.ft.
Valhalla Park presents a new speculative warehouse
development totaling 150,673 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 Tottenham is an exciting and unique speculative urban industrial development comprising seven units, with sizes ranging from 6,361 to 78,953 sq.ft.

Located within Transport For London's Zone 3, Valhalla 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 will be developed to the highest specification and green credentials, including targeting BREEAM 'Outstanding' and EPC A+ , which indicate that the buildings will achieve net zero CO2 emissions for regulated energy uses.

- Providing 7 new urban industrial units totalling 150,673 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.
- Full gated and secure development.
- Unit 5 benefits from a fully gated secure yard and two additional goods lifts to mezzanine storage.
- All units will benefit from fast EV car charging points.
- Planning granted for B2, B8 & E(g)(iii).





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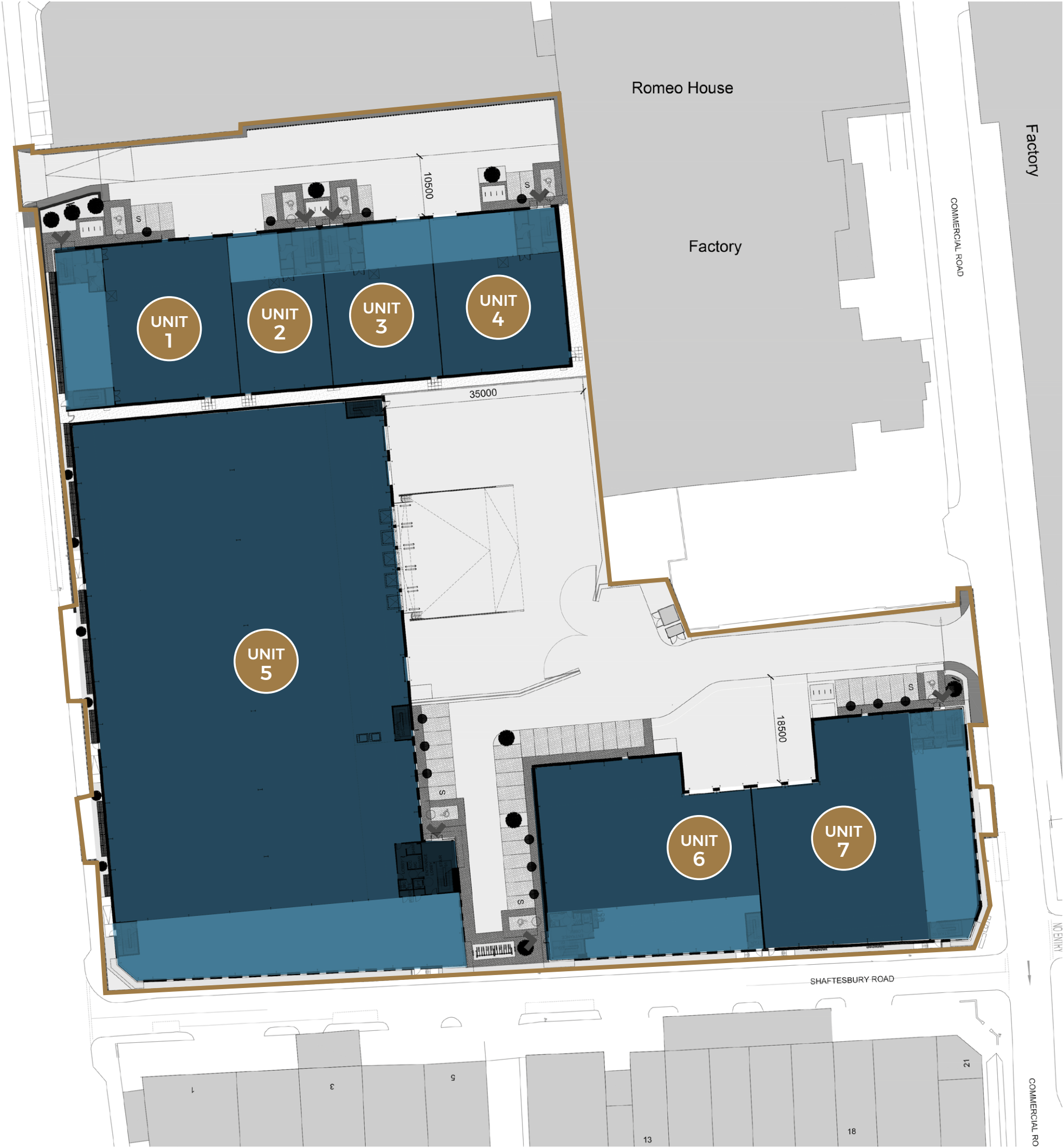
*Indicative CGI

Site Plan

Innovative, sustainable design
Opportunities ranging from 6,361 – 78,953 sq.ft.

UNIT	GROUND GEA Sq.ft	FIRST GEA Sq.ft	TOTAL GEA Sq.ft	m ²	CAR PARKING	EAVES HEIGHT (m)
1	9,429	2,627	12,056	1,120	4	8
2	4,994	1,367	6,361	591	2	8
3	5,909	1,636	7,545	701	2	8
4	7,007	1,949	8,956	832	3	8
5	60,762	18,191*	78,953	7,335	22	12
6	13,509	3,681	17,190	1,597	7	10
7	15,435	4,177	19,612	1,822	7	10
TOTAL			150,673	13,998	47	

*INCLUDES 6,889 SQ FT OF WAREHOUSE MEZZANINE FLOOR
UNITS CAN BE COMBINED



Unit 5

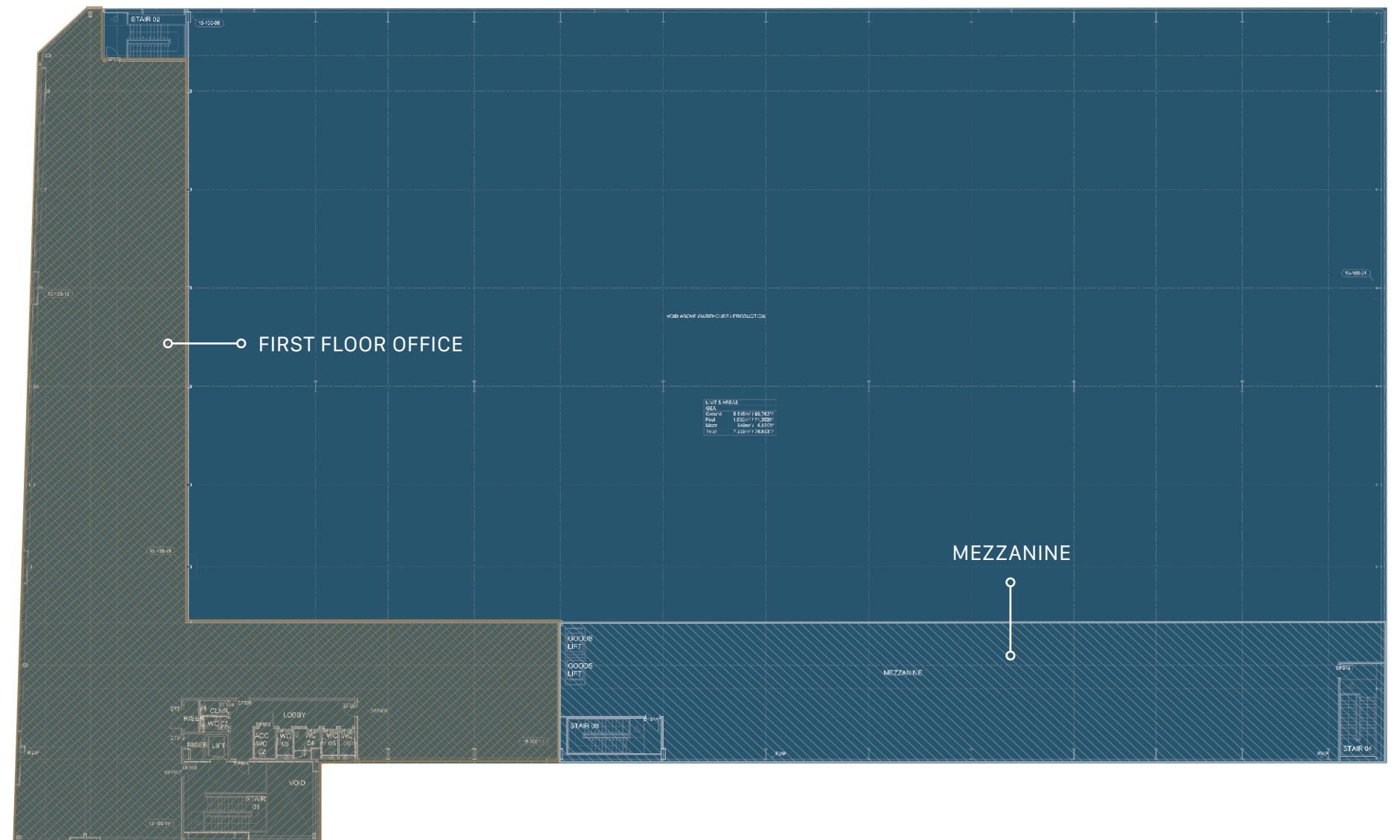
A Grade A headquarters style unit comprising 78,953 sq.ft complete with self-contained yard.



SELF-CONTAINED SECURE UNIT	GEA ft ²	GEA m ²
GROUND FLOOR	60,762	5,645
FIRST FLOOR OFFICE	11,302	1,050
WAREHOUSE MEZZANINE	6,889	640
TOTAL	78,953	

Dock Leveller doors	5
Access Level Doors	3
Eaves Height (CIH)	12m
Power	460 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 undercroft
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

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.



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.



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 1mVA across
the Units




LED lighting
to offices




Eco Initiatives

Sustainable Future


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




BREEAM target
'Outstanding'




EPC A+
target




Electric car
charging points




PV panning
roof




Ground & air source heat pumps
for office heating/cooling



Green
walls



Bio-diversity
enhancements



Thermal insulation and
airtightness in excess
of building regulations

POTENTIAL
SAVINGS OF
C. £1.10PSF
PER ANNUM*

Occupiers will benefit directly from the free electricity generated from the PV system; this will enable a maximum cost savings 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 off an assumed rate of £0.28p kW.

Prime Commuting Close Proximity

Valhalla, 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.





Unrivaled 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
Kings Cross	8.1m	36mins

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

Agents

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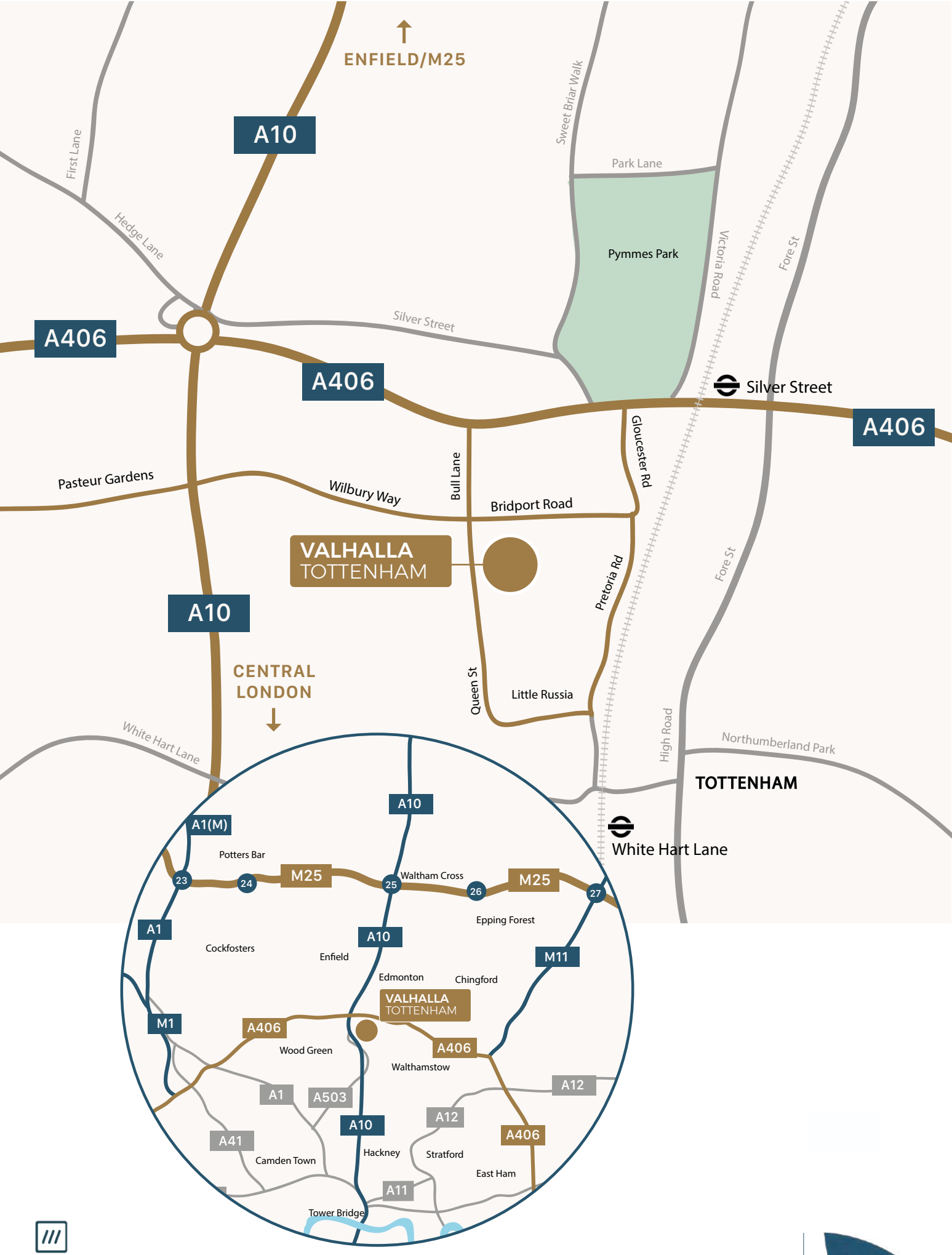
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