

# VALHALLA PARK

# TOTTENHAM

READY  
Q3  
2026

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](http://valhallatottenham.com)

 HILLWOOD  
A PEROT COMPANY

 Goya  
speculative 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

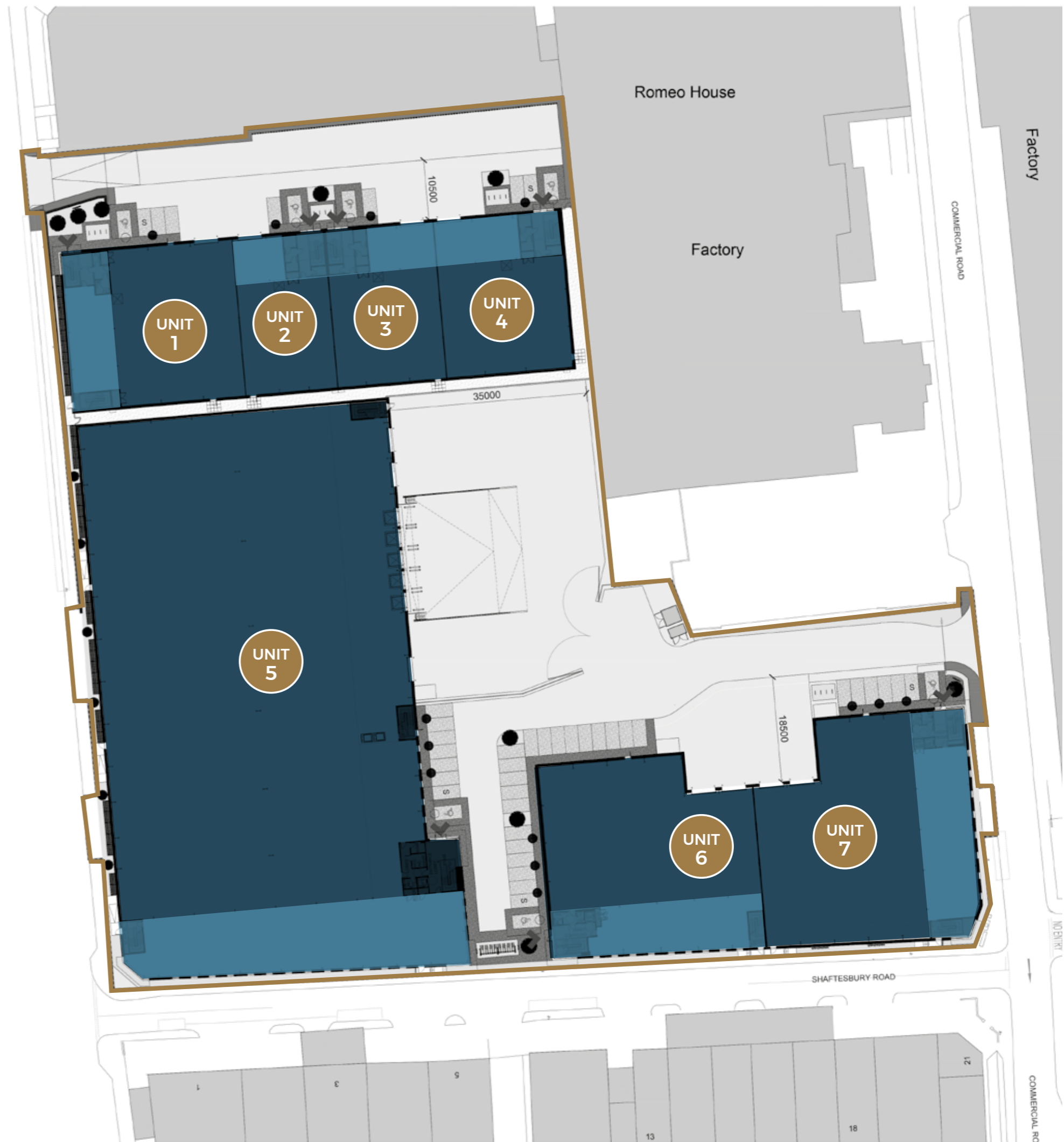
# Site Plan

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 <sup>2</sup>	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
<b>TOTAL</b>			150,673	13,998	47	

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



# Unit 5

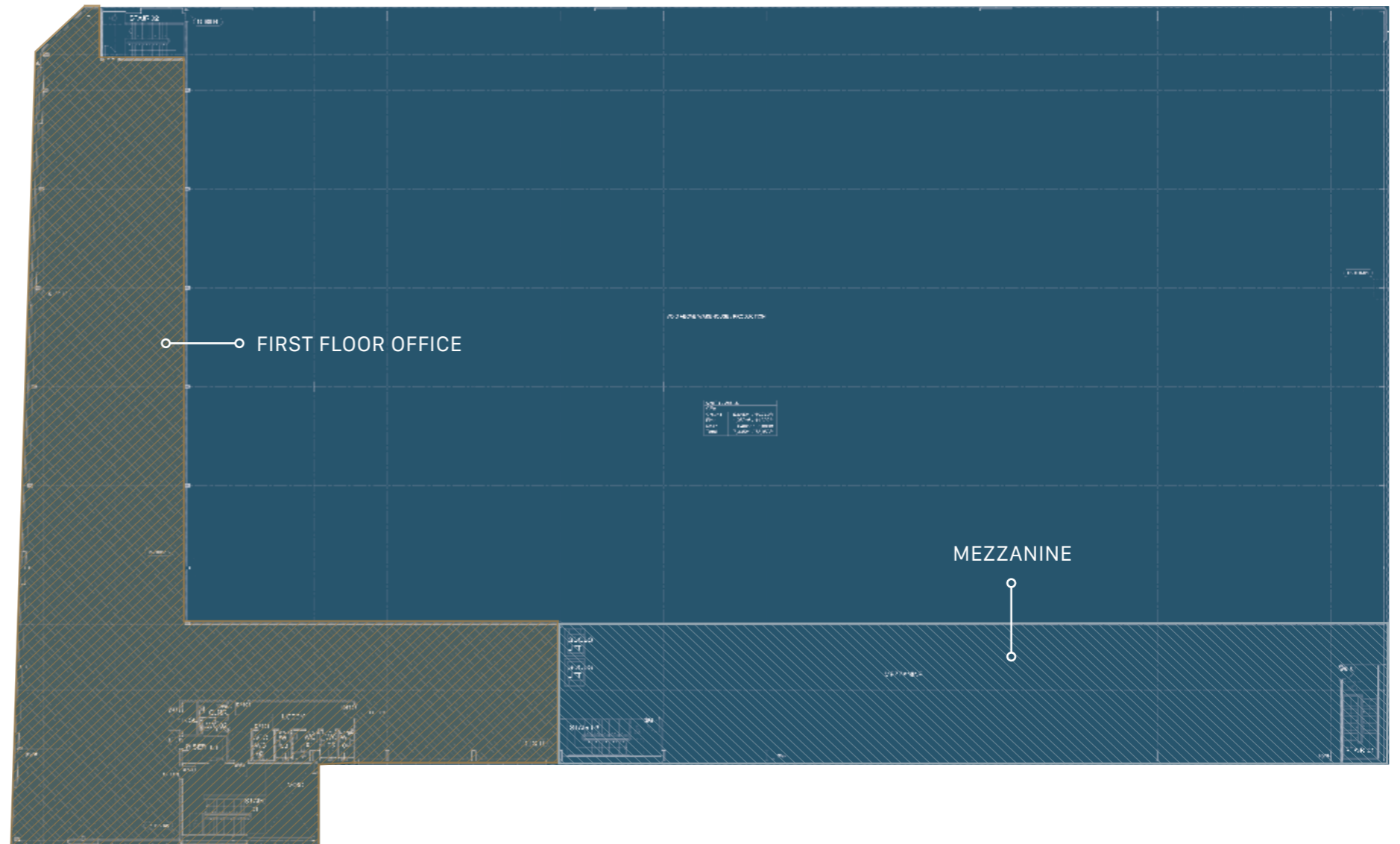
A Grade A headquarters style unit comprising 78,953 sq.ft complete with self-contained yard.



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

<b>Dock Leveller doors</b>	<b>5</b>
<b>Access Level Doors</b>	<b>3</b>
<b>Eaves Height (CIH)</b>	<b>12m</b>
<b>Power</b>	<b>460 kVA</b>
<b>Maximum PV</b>	<b>280 kWp</b>
<b>HGV Parking spaces</b>	<b>4</b>
<b>Car Parking spaces</b>	<b>22</b>
<b>Cycle spaces</b>	<b>30 external</b> <b>15 internal</b>

**Gated and fully secured site**



# Unit 5 Prime Capacity

**WAREHOUSE  
CUBIC CAPACITY**  
579,959 ft<sup>3</sup> / 53,880 m<sup>3</sup>  
(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 1.8m x 1.2m

# 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		

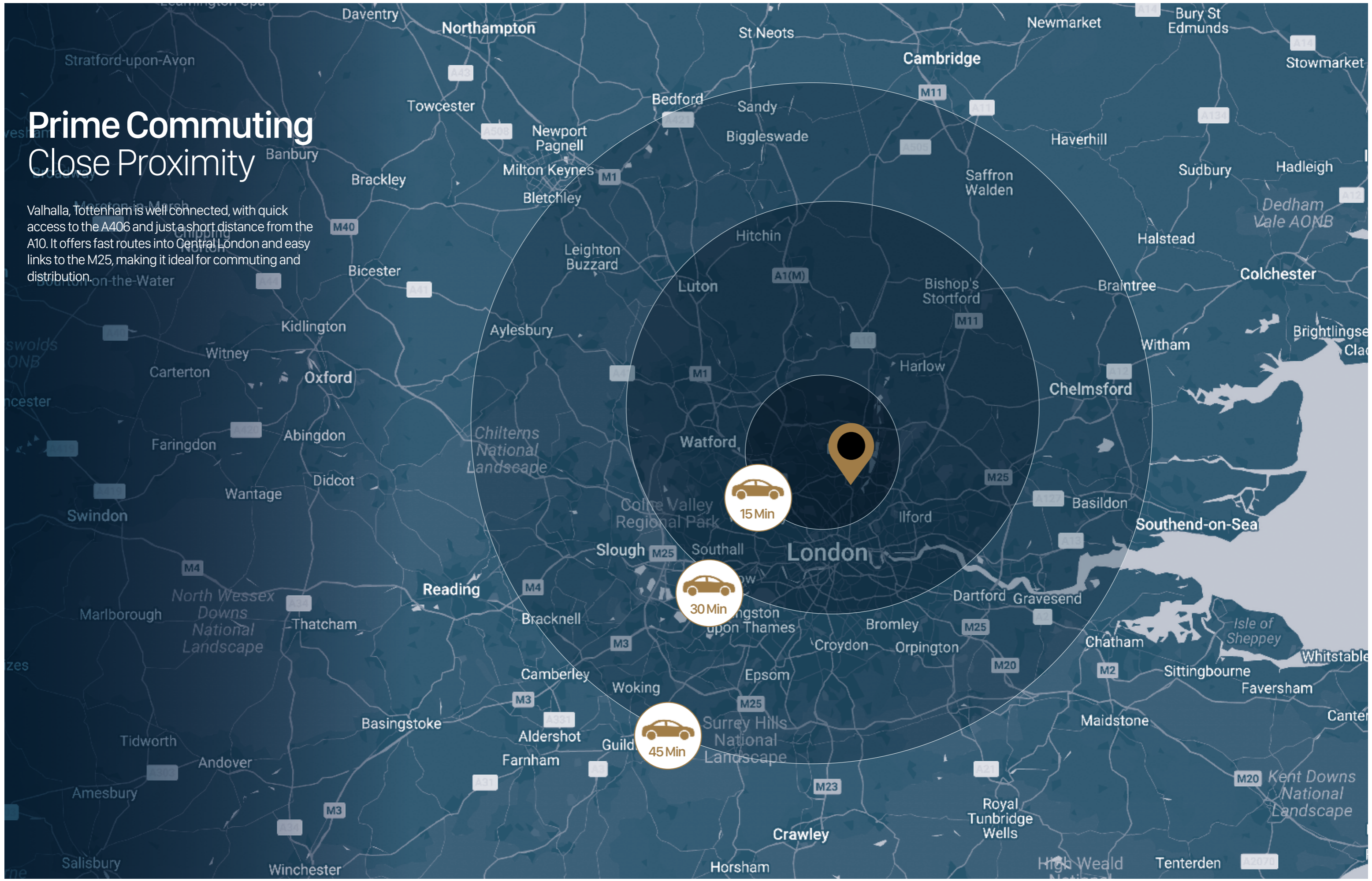
\*assumption/calculation is based off an assumed rate of £0.28p kW.

\*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

# 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	DISTANCE/TIMES	
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	DISTANCE/TIMES	
London City Airport	14.3m	26mins
London Stansted	31.0m	38mins
London Heathrow	26.0m	58mins

## Agents



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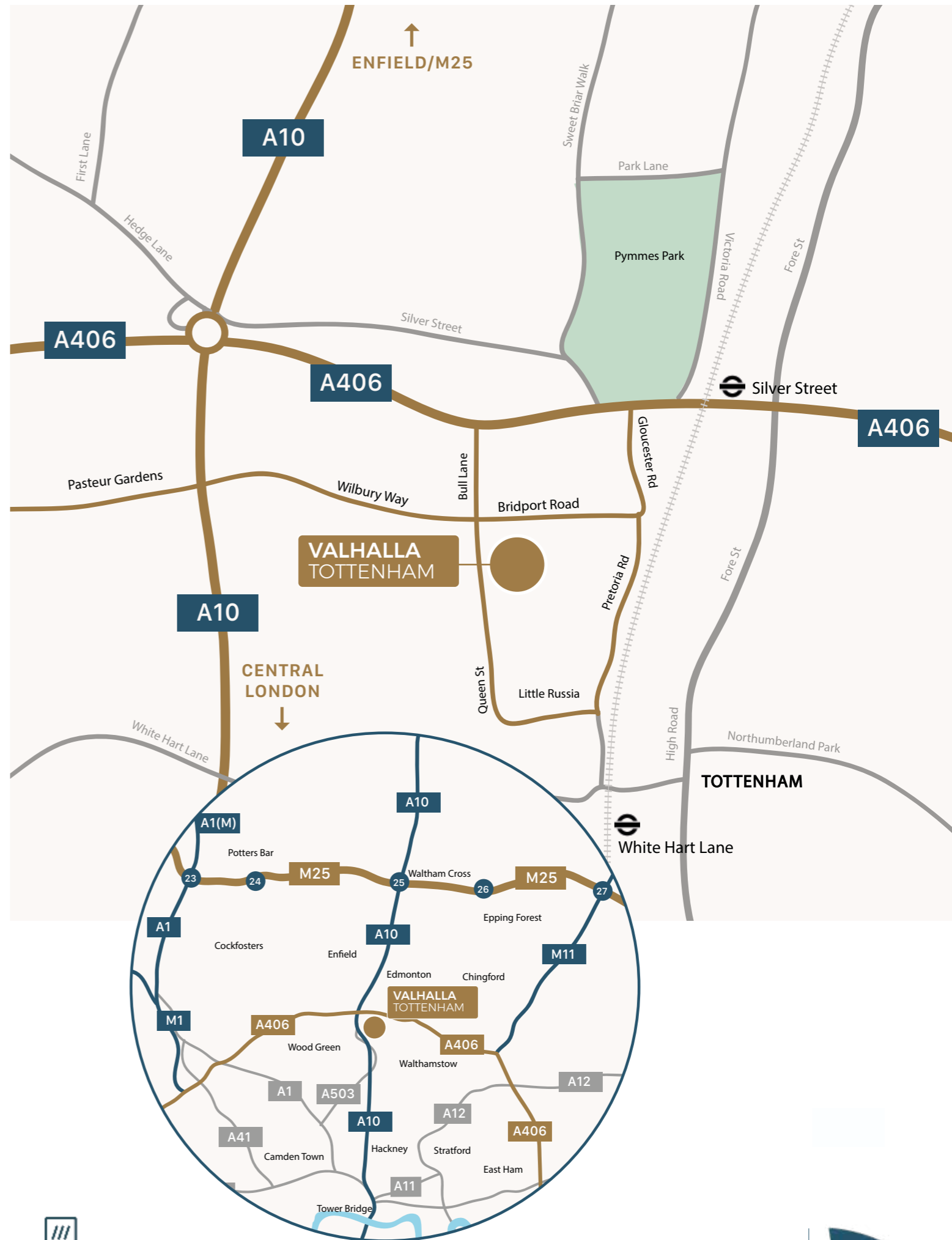
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