



GILMARTIN LEY

Warehouse To Let - Tottenham N17

Within 400m of Northumberland Park Station

**11b-12 Northumberland Park
Industrial Estate
76-78 Willoughby Lane,
Tottenham,
LONDON, N17 0YL**



Area

Gross Internal Area: 760 sq.m. (8,175 sq.ft.)

Rent

£115,000 per annum (approx. £9,583 monthly) subject to contract

Property Description

This end of terraced warehouse / industrial unit provides predominantly warehousing / storage with additional office accommodation at both ground and mezzanine levels, separate WCs and kitchen area.

The building has an eaves height of 5.06m, rising to an apex of 8.46m. The mezzanine level is almost full cover with a 3.20m deep front loading void providing fork lift access to the mezzanine level. The floor to ceiling height below the mezzanine level is 2.42m.

The unit benefits from two electronically operated loading doors, forecourt loading/parking provision and good quality office accommodation. There is also a further ground floor concertina loading door to the rear elevation which could provide further access to the unit.

The unit would be suitable to a variety of industrial, manufacturing and storage uses, including vehicle repair / coachworks, with a concentration of similar users and operations on the estate.

Key considerations:

- > New lease on terms to be agreed
- > Located within an established and strategic North London industrial estate
- > Gross Internal Area: 759.52 sq.m. (8,175 sq.ft.)
- > Suitable for a variety of uses (STPP)
- > 5.06m height to eaves and 8.46m height to apex
- > 84% mezzanine cover. 2.42m height to underside of mezzanine
- > Forecourt parking / loading
- > Excellent communications via road and rail
- > Within 400m of Northumberland Park Station (Greater Anglia)
- > North Circular Road A406: c.1km
- > Access into central London within 15 minutes





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Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor	411.89	4,433	Warehouse space with additional office, kitchen and WC. 2.42m height to the underside of mezzanine.
Mezzanine	347.64	3,741	Storage and office accommodation.

Property Location

Northumberland Park Industrial Estate is situated on Willoughby Lane in the Northumberland Park area of Tottenham, North London, within the London Borough of Haringey.

The immediate area contains a mix of industrial and warehouse occupiers in the well-established neighbouring Brantwood Road and Garman Road estates, as well as densely-populated residential estates popular with commuters and families. Occupiers in the immediate vicinity include Power League Tottenham, Tesco Express, Pret a Manger and an abundance of manufacturers, cash and carry operators and industrial occupiers.

The property is located within 400m of Northumberland Park Station (Greater Anglia) which provides southbound services to Tottenham Hale (3 mins) and Stratford International (16 mins). Northbound services provide direct connections to Cheshunt, Broxbourne, Harlow and Bishop Stortford. Connections by road are also excellent with the A406 North Circular Road only approximately 1km to the North of the property.

2023 Rateable Value £30250.00

Estimated Rates Payable £14520 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new fully repairing and insuring lease on terms to be agreed

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Haringey

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <https://www.gilmartinley.co.uk/properties/33783>
Energy Performance Certificate
Offer Requirements Document

Last Updated: 04 Sep 2026

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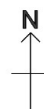
Units 11b-12 Northumberland Park Trade Estate, N17 0YL



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