

# BLOCK K HALE WHARF

Tottenham Hale



## Key Highlights

- Offices available on a pre-let basis
- Accommodation ranging from 2,950 – 11,800 sq ft over ground and three upper floors
- Block K forms part of the wider Hale Wharf development, providing over 505 residential units on 1.9 acre site
- Contemporary and flexible Grade A office space benefitting from exposed service finish
- Less than 5 minutes' walk from Tottenham Hale Station
- Nearby retailer and leisure providers include Tesco Express, The Gym Group, Costa, Pizza Hut and TK Maxx
- Discounted business rates and business loans available to potential tenants from The London Borough of Haringey.

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## Location

Hale Wharf is situated within Tottenham Hale, which is undergoing a significant regeneration as one of the Mayor of London's designated Housing Zones.

The area benefits from excellent transport links. Hale Wharf is less than 5 minutes' walk from Tottenham Hale Station, which provides a quick link to Central London via the Victoria underground line. The station also provides regular overground services to London Liverpool Street as well as Stratford, Cambridge and Stansted Airport. Future potential upgrades to the station include Crossrail 2, which would provide fast links to Hertfordshire and Surrey. In addition, the development is due to provide a new pedestrian and cycle bridge to improve connectivity in the area.

Tottenham Hale Retail Park is within 10 minutes' walk of the site, where tenants include Boots, Asda, JD Sports, TK Maxx, Greggs, Lidl, Costa, and Pizza Hut. Other nearby retail and leisure amenities include Tesco Express and The Gym Group.

The site is situated along the River Lee Navigation Channel, and benefits from river views and a canal-side public realm. The Lee Valley Regional Park is also nearby, which provides 10,000 acres of green open space, nature reserves and trail runs.

## Description

Block K forms part of the wider Hale Wharf development, which is a residential-led project with over 505 residential units in a series of blocks on a 1.9 hectare site. In addition, the development will provide ancillary retail and commercial facilities.

Block K will be arranged over ground and three upper floors. The accommodation is set to provide flexible, contemporary office space, benefitting from an exposed service finish. The building will benefit from a BREEAM rating of 'Very Good'.

## Accommodation

FLOOR AREA	USE	SQ FT	SQ M
Ground Floor	Office	2,950	274.1
First Floor	Office	2,950	274.1
Second Floor	Office	2,950	274.1
Third Floor	Office	2,950	274.1
<b>Total</b>	Office	<b>11,800</b>	<b>1,096.3</b>

\*All areas are approximate and measured on a NIA basis.

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## Specification

On completion, Block K is due to provide Grade A specification office accommodation (Cat A), including the following:

- Flexible, modern floor plates
- Exposed services style finish
- Excellent natural light with approximately 4.0m floor to ceiling height (slab to slab)
- Raised floors
- Suspended ceilings
- LED lighting
- Air conditioning
- Bike storage
- Communal roof

## VAT

VAT is excluded from all quoted figures.

## Lease

A new lease is being offered on terms direct from the Landlord.

## Timing

The office accommodation is available on a pre-let basis and can be delivered within an agreed time frame after legal commitment has been entered into.

## Guiding Terms

Full quoting terms are available on request.

## Council Support

The London Borough of Haringey are looking to support local business and potential tenants interested in Hale Wharf by offering discounted business rates and business loans.

## Viewing

Strictly by appointment through Savills.

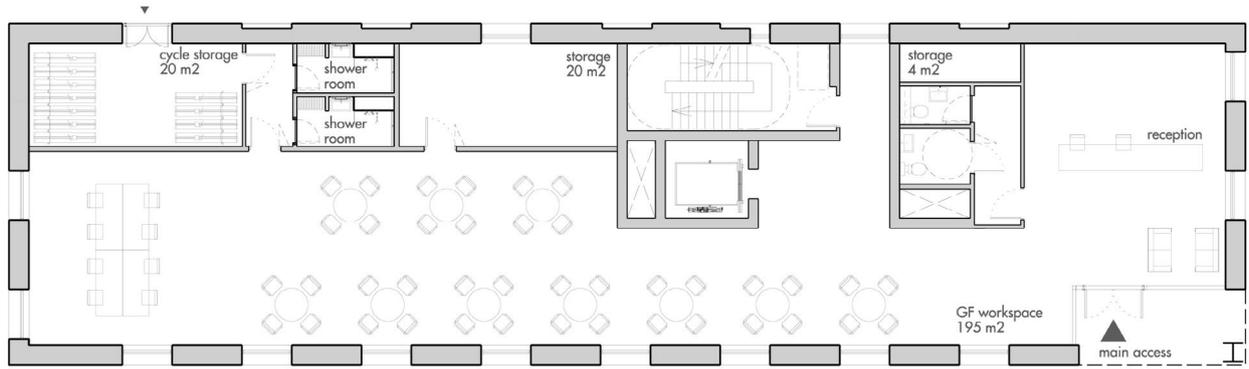
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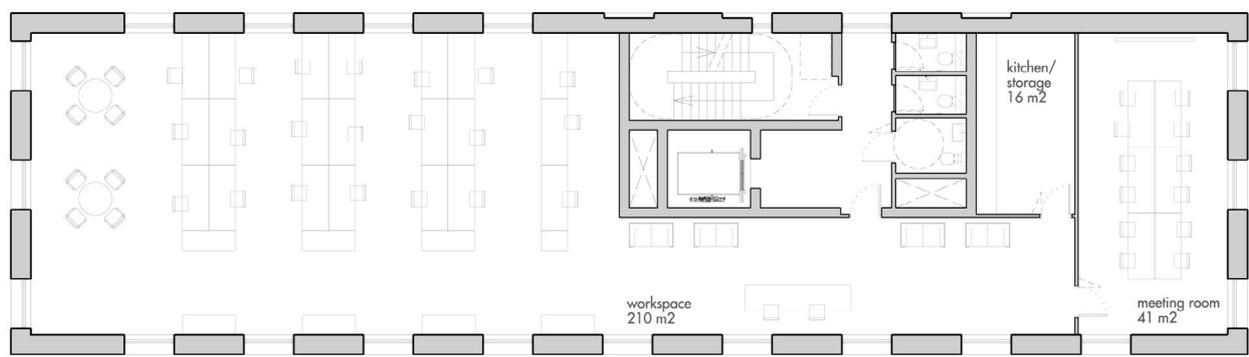
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### IMPORTANT NOTICE

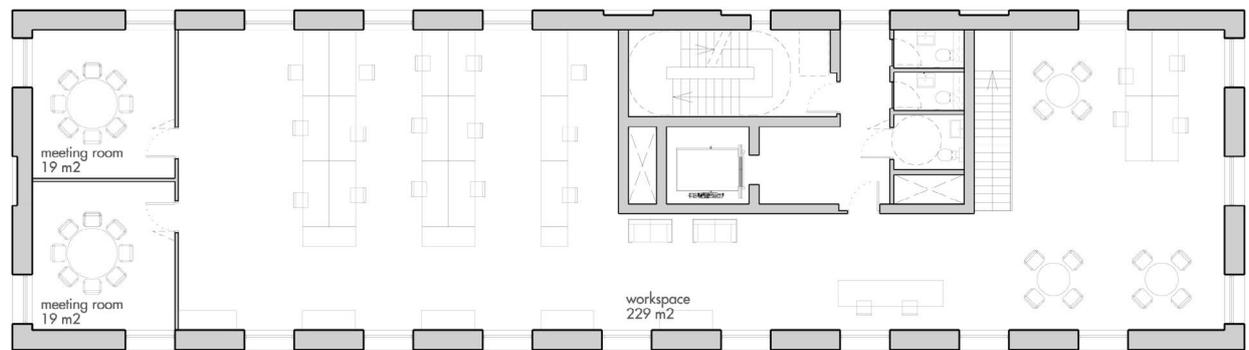
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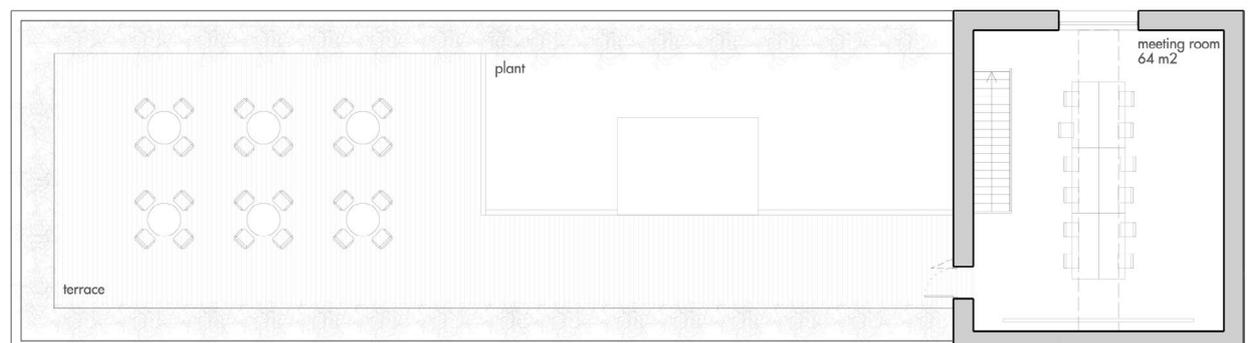
Ground floor plan



1st floor plan



2nd floor plan



3rd floor plan