

BROADWATER FARM ESTATE

TOTTENHAM
N17 6HZ



CONVENIENCE STORE OPPORTUNITY



1,000 + HOMES
WITHIN BROADWATER
FARM ESTATE



8,776 HOUSEHOLDS
WITHIN 10 MINUTES



C.23,200 PEOPLE
LIVING WITHIN
10 MINUTES



0 COMPETITORS
WITHIN A
10-MINUTE WALK

LOCATION

Broadwater Farm Estate, forms part of Haringey Council's significant £250m regeneration programme into redeveloping the local area.

As part of these works, Broadwater Farm will provide over 1,000 homes with 294 new homes being delivered alongside primary, nursery and special education schools, community centre and healthcare facilities.

The property occupies a prominent position within the estate, located on the corner of Adams Road and Moira Close, adjacent to the Primary School.

ACCOMMODATION

Gross internal floor area:
Ground Floor - 381 sq m 4,100 sq ft

LEASE TERMS

The premises are available by way of a new lease, for a term to be agreed.

RENT

£80,000 pax.

BUSINESS RATES

To be assessed following completion of works.

Interested Parties are advised to make their own enquiries within the Local Authority on 020 8489 1000

EPC

To be assessed following completion of works.

TIMING

Spring 2026.

LEGAL COSTS

Each party to be responsible for their own costs.

Subject to contract.

March 2025



GCW.

Chris Kenealy

07425 670201

chris.kenealy@gcw.co.uk

Nick Warr

07803 051205

nick.warr@gcw.co.uk

CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS

Adam Cole

07932 437001

adam@claridges-commercial.co.uk