

Two  
Berol  
Link

BEROL QUARTER • TOTTENHAM HALE N17

APPROX. 1,673 SQ. FT. NEW RETAIL & LEISURE UNIT [WWW.BEROLQUARTER.CO.UK](http://WWW.BEROLQUARTER.CO.UK)





**COFFEE**  
ESPRESSO  
AMERICANO  
CAPPUCCINO  
CAFE LATTE  
FLAT WHITE  
COLD BREW  
MOCHA  
MACCHIATO  
FRAPPUCINO  
CORTADO

**FOOD**  
CLUB SANDWICH  
VEGGIE TOAST  
DOUGHNUT  
CROISSANT

**OTHER DRINKS**  
PURECCAFINE

# Berol Quarter

London's most exciting  
regeneration project, with  
over £1bn of funding and  
1,000 new homes delivered

#### Total transform is well underway.

##### A new neighbourhood awaits

Tottenham Hale is about to become home to a whole new neighbourhood, with over 10,000 new homes being delivered over the next few years. With a brand new public square, this promises to be an exciting space for local residents and businesses to grow into.

#### Written in History

The distinctive yellow Berol Pencil is a true icon, and was developed at the Berol Pencil Factory in Tottenham Hale, opening in 1907. The outbreak of World War II in 1939 saw the factory pause pencil manufacture and instead produce secret military equipment. Pencil manufacture recommenced in 1946 and in 1990's the factory was converted to provide managed workspace.

The factory is being sympathetically refurbished to include a new walkway at ground floor to link the Berol Yard with Ashley Road and the Berol Link into Down Lane Park.



One of the best connected  
places in North London  
with high frequency  
Underground and Rail  
services to central London



A vibrant new  
neighbourhood for creative  
traders and workers with  
super fast broadband



Direct access to over  
520 acres of open space  
to explore and enjoy



Brand-new commercial  
units suitable for a range  
of retail, leisure and  
workspace uses



# The Area

## Tottenham is one of London's most diverse and vibrant districts

The bustling main roads and Tottenham Hale Station are only minutes walk away from tranquil nature reserves of Walthamstow Wetlands – a free nature reserve with 13 miles of paths to explore across an untamed, wildlife-friendly site. The new pedestrian thoroughfare of Berol Link will directly connect Berol Quarter to Down Lane Park. This much-loved local park provides a range of excellent sports and recreation facilities.

Local brewery Beavertown serves beer at Tottenham Hotspur Stadium, attracting visitors from all over the world.



# Transformational regeneration is well underway

- 1 Berkeley Square Developments**  
Locally Listed Berol House, providing 30,000 sq. ft. of workspace
- 2 Berkeley Square Developments**  
1 Berol Yard providing 13,327 sq. ft. of new commercial space forming part of 166 PRS apartment scheme
- 3 Notting Hill Genesis**  
279 new homes and new offices
- 4 Argent**  
New Central public square with cinema, restaurants, coffee shops and health centre and over 1,000 new homes
- 5 Berkeley Square Developments**  
315 new private and rental homes and retail use
- 6 Berkeley Square Developments**  
Berol Link comprising two new commercial units and forming part of a 104 unit residential scheme
- 7 Millstream Tower**  
Newlon Housing Trust scheme, comprising 128 homes and new commercial unit
- 8 Argent**  
130 new homes – all shared ownership units. With ground floor commercial space with flexible use for cafes, restaurants and shops facing onto Station Road and The Hale
- 9 Argent**  
Welbourne - 131 new council homes with a mix of one, two and three-bedroom flats arranged over three blocks
- 10 Unite**  
Student accommodation providing over 1,100 beds for students









# Connections

Tottenham Hale is one of the best connected places in London, with a 24 hour tube service providing connections to the West End within 16 minutes and just 11 minutes to King Cross. The refurbished station provides trains to the City of London and Stanstead Airport every 15 minutes and trains to Stratford International only 12 minutes away. The integrated bus station offers more local connections across London and beyond.

The Berol Quarter is a one minute walk from the station and offers large numbers of bicycle storage for those travelling on the cycle-superhighway, which passes the site and runs all the way to Liverpool Street Station in the City of London.



# TOTTENHAM HALE

- Victoria Line 
- Elizabeth Line 
- Crossrail 2 (proposed) 
- Overground 

HARINGEY

HACKNEY

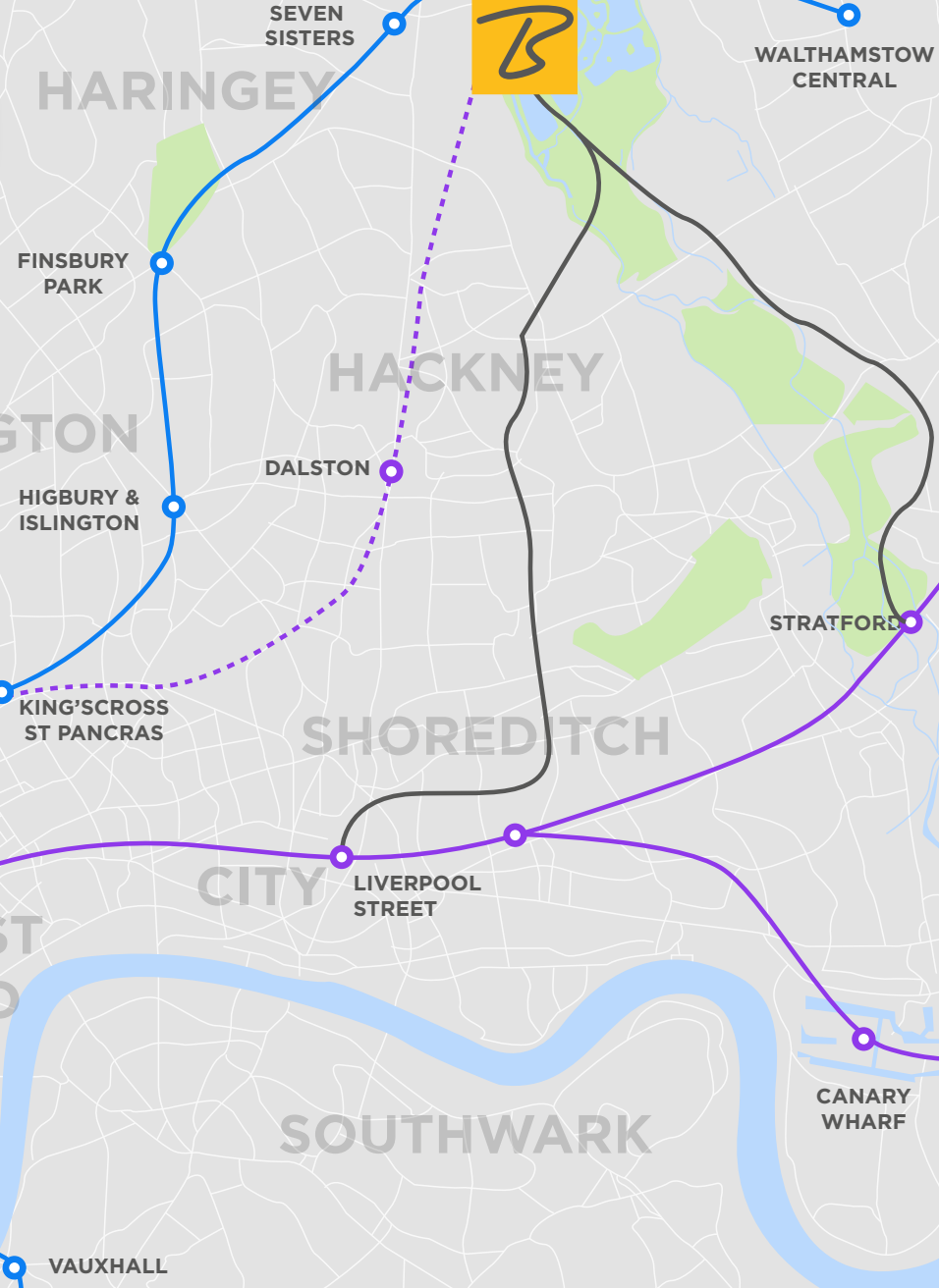
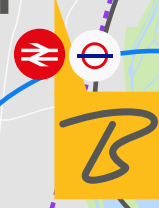
ISLINGTON

SHOREDITCH







WEST END

CITY






SOUTHWARK



## Train

-  Liverpool Street  
14 mins
-  Stratford  
12 mins
-  Hackney Downs  
6 mins
-  Tottenham Hale
-  London Stansted Airport  
31 mins
-  Cambridge  
59mins

## Tube

-  Victoria  
19 mins
-  Oxford Circus  
16mins
-  Kings Cross St Pancras  
11 mins
-  Tottenham Hale
-  Walthamstow Central  
4 mins





# Two Bevol Link

## ACCOMODATION

### Ground Floor

155.5 sq. m. / 1,673 sq. ft.

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## SPECIFICATION

### Mechanical

63mm dia gas supply

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90mm dia fire supply

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600mm high louvred band all around perimeter

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### Electrical

1 x 69KVA / 100 AMP supply

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### Public Health

1 No 32mm dia cold water feed

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2 No 110mm dia capped drainage connections

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### Height

3.735m

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1,673sqft of Class E prime retail space on the Berol Link, with direct access to Down Lane Park and Ashley Road. Located in the centre of the new Berol Link, which will be the largest public square (privately owned and managed) in Tottenham Hale with events and pop-up markets arriving from late 2023.



Available  
Immediately



Flexible Leases  
Available



BREEAM  
Very good



Next to  
Down Lane Park



Leisure and  
Retail Opportunity



Leisure and  
Retail Opportunity



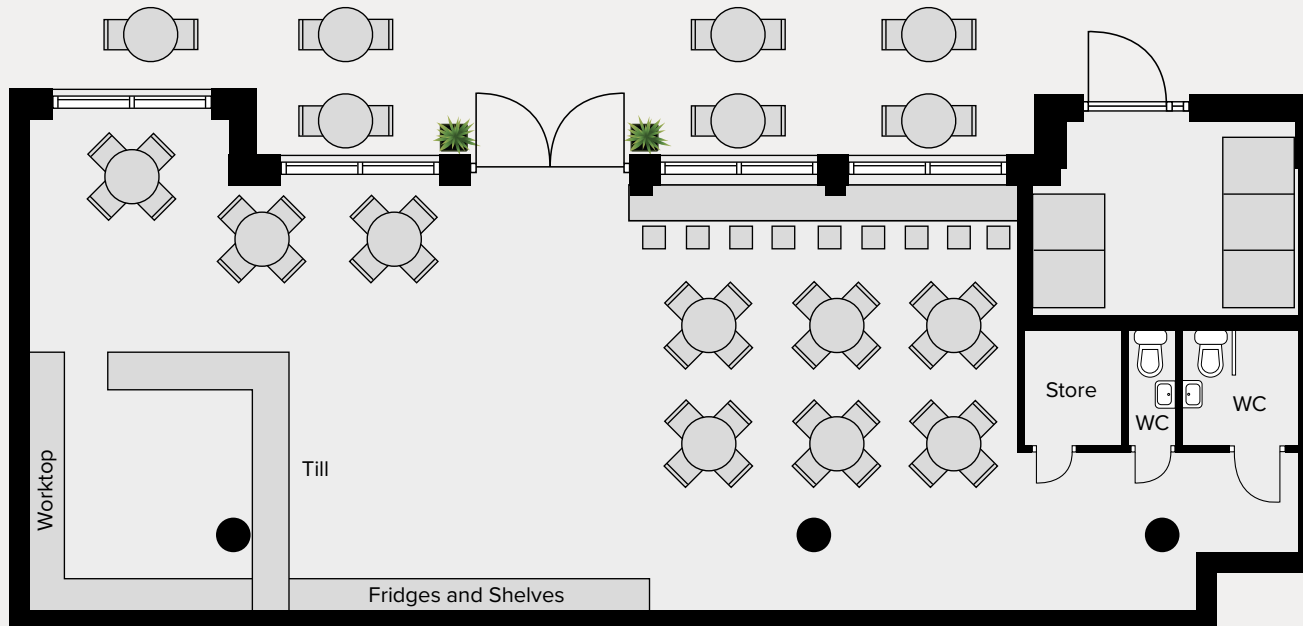
Direct and level  
access to station



Local Car Club



# Two Berol Link



*Indicative Café Layout*

## QUOTING TERMS AND VIEWINGS

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*Berol Quarter*

**Ashley Road • Tottenham Hale • London N17**  
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