

TO LET



Unit B

101 Blackhorse Lane
Walthamstow
E17 6DJ

TRADE COUNTER / INDUSTRIAL / WAREHOUSE UNIT

7,200 sq ft (669 sq m)

RECENTLY COMPLETED COMPREHENSIVE REFURBISHMENT



LOCATION

Blackhorse Lane is an established industrial/trade area with a high density population in a Zone 3 location.

The scheme is just 1.7 miles to the A406 North Circular Road and 1.8 miles to Tottenham Hale.

Blackhorse Lane Station is located 1/2 mile from the unit and has underground services (Victoria Line) to central London and Walthamstow Central.



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DESCRIPTION

Prime mid terrace trade unit prominently located on Blackhorse Lane, Walthamstow. Forms part of a 4 unit estate with an approximate 80 metre frontage onto Blackhorse Lane. Other occupiers include **Speedyhire**, **Howdens** and **Toolstation**.

The unit is of portal frame construction with a minimum eaves height of approximately 5.4m.

Additional benefits include shutter loading door, Trade Counter entrance, first floor offices and 11 dedicated parking spaces.

ACCOMMODATION

NET INTERNAL AREA	SQ FT	SQ M
Warehouse & Showroom	5,824	541
First Floor	1,376	128
Total	7,200	669



**MODERN UNIT –
ESTATE UNDERWENT
REFURBISHMENT IN 2020**



TRADE PARK



3 PHASE POWER



LEVEL LOADING DOOR



11 CAR PARKING SPACES

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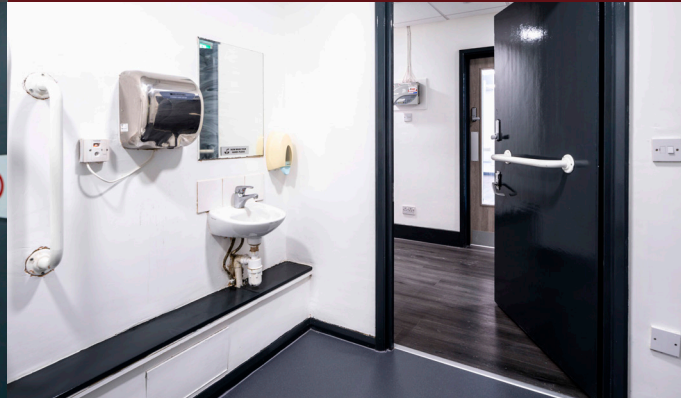
RECENTLY COMPLETED COMPREHENSIVE REFURBISHMENT



TO LET

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IMMEDIATELY AVAILABLE



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SAT NAV REF: E17 6DJ

VAT

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All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

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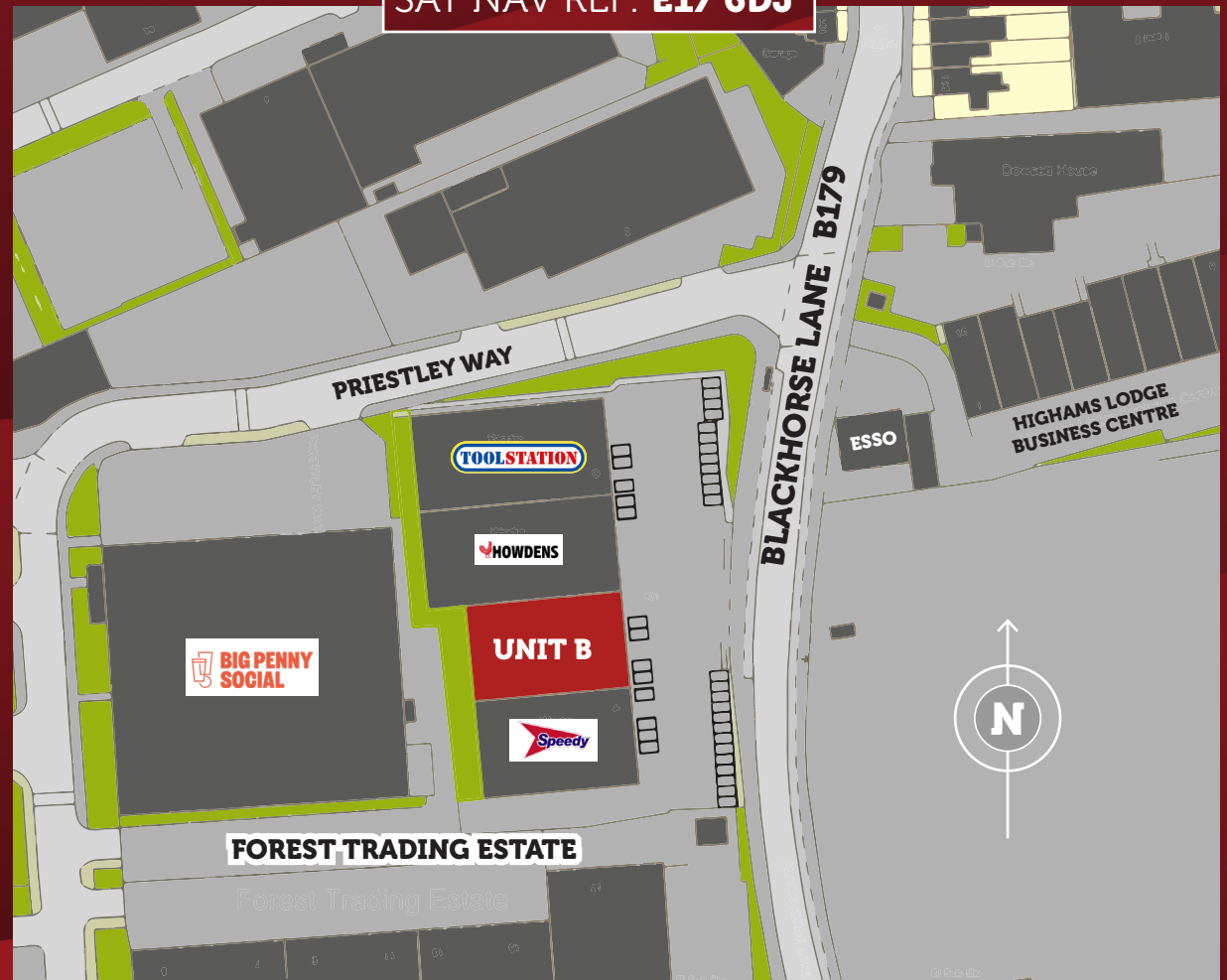
For business rating information please visit the Valuation Office Agency website voa.gov.uk

TERMS

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Available by way of a new FRI Lease.
Rent available on request.

EPC EPC Rating: C (67)



VIEWINGS For viewing and further information strictly through the joint agents.

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