

TO LET



Unit B & D

101 Blackhorse Lane
Walthamstow
E17 6DJ

TRADE COUNTER / INDUSTRIAL / WAREHOUSE UNITS

3,382 – 8,248 sq ft  (314 – 766 sq m)

**COMPETITIVE INCENTIVES AVAILABLE /
SHORT-TERM LET CONSIDERED**



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 trade units prominently located on Blackhorse Lane, Walthamstow. Units B & D form part of a 4-unit estate with an approximate 80 metre frontage onto Blackhorse Lane. Neighbouring occupiers include **Howdens** and **Speedyhire**.

Each unit is of portal frame construction with a minimum eaves height of approximately 5.4 metres. Additional benefits include shutter loading doors, trade counter entrance, first floor office accommodation and generous allocated parking.

ACCOMMODATION



UNIT B	SQ FT	SQ M
Warehouse & Showroom	5,824	541
First Floor	1,376	128
Total	7,200	669

UNIT D	SQ FT	SQ M
Warehouse & Showroom	7,290	677
First Floor	958	89
Total	8,248	766

Unit D has potential to be split and create two units of c. 3,382 sq. ft to accommodate a range of occupier requirements.



MODERN UNITS OFFERING FLEXIBLE INDUSTRIAL ACCOMMODATION



PROMINENT TRADE PARK



3 PHASE POWER



LEVEL LOADING



GENEROUS ALLOCATED PARKING

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◆◆◆◆
PROMINENT TRADE UNITS
UNIT B – IMMEDIATELY AVAILABLE
UNIT D – COMING SOON



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SAT NAV REF: **E17 6DJ**

VAT



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

LEGAL COSTS



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

BUSINESS RATES



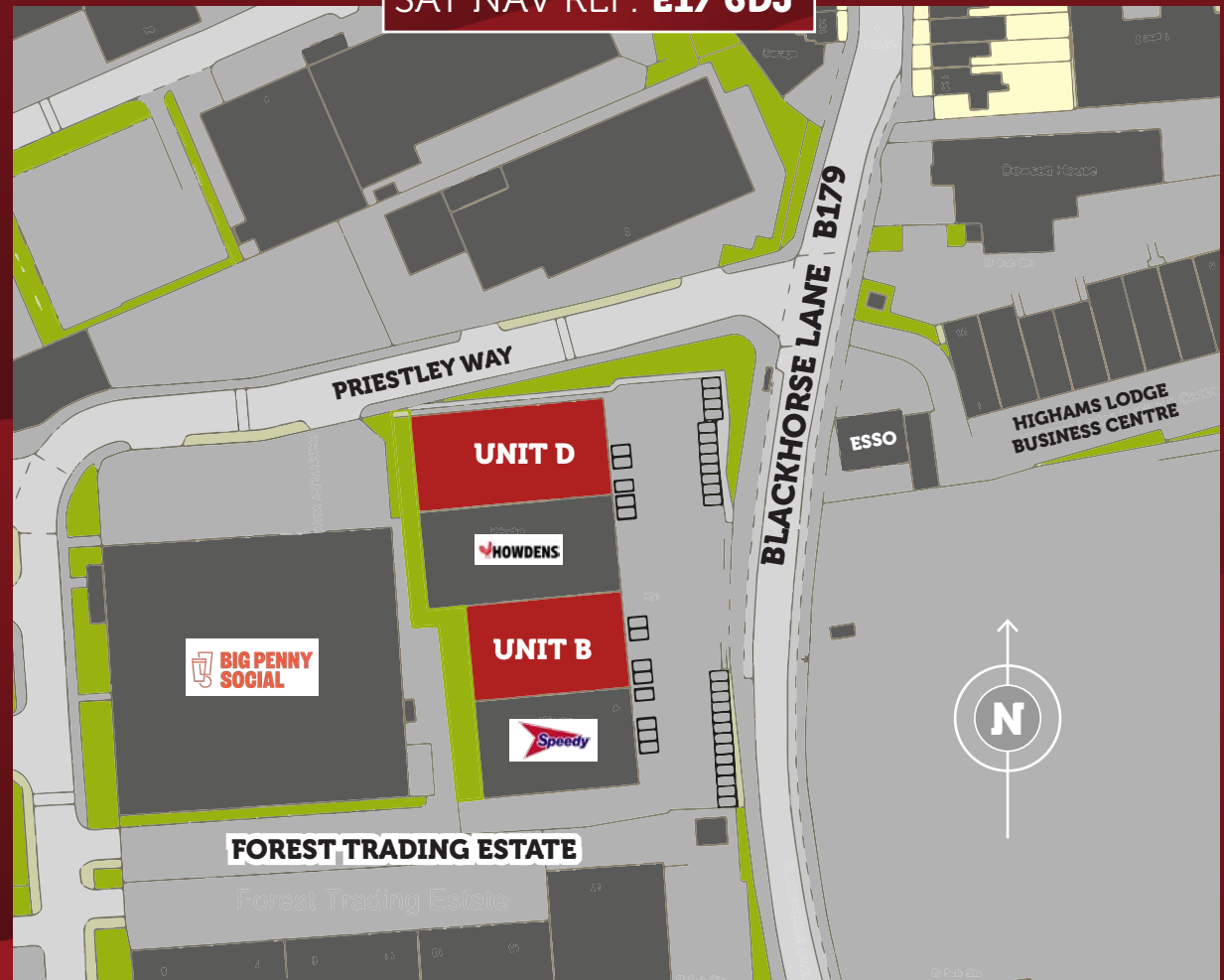
For business rating information please visit the Valuation Office Agency website voa.gov.uk

TERMS



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

EPC Unit B: C (67) / Unit D: To be reassessed



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



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