

TO LET



Unit B

101 Blackhorse Lane
Walthamstow
E17 6DJ

TRADE COUNTER / INDUSTRIAL / WAREHOUSE UNIT

7,200 sq ft (669 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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RECENTLY COMPLETED COMPREHENSIVE REFURBISHMENT

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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TO LET

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IMMEDIATELY AVAILABLE



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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



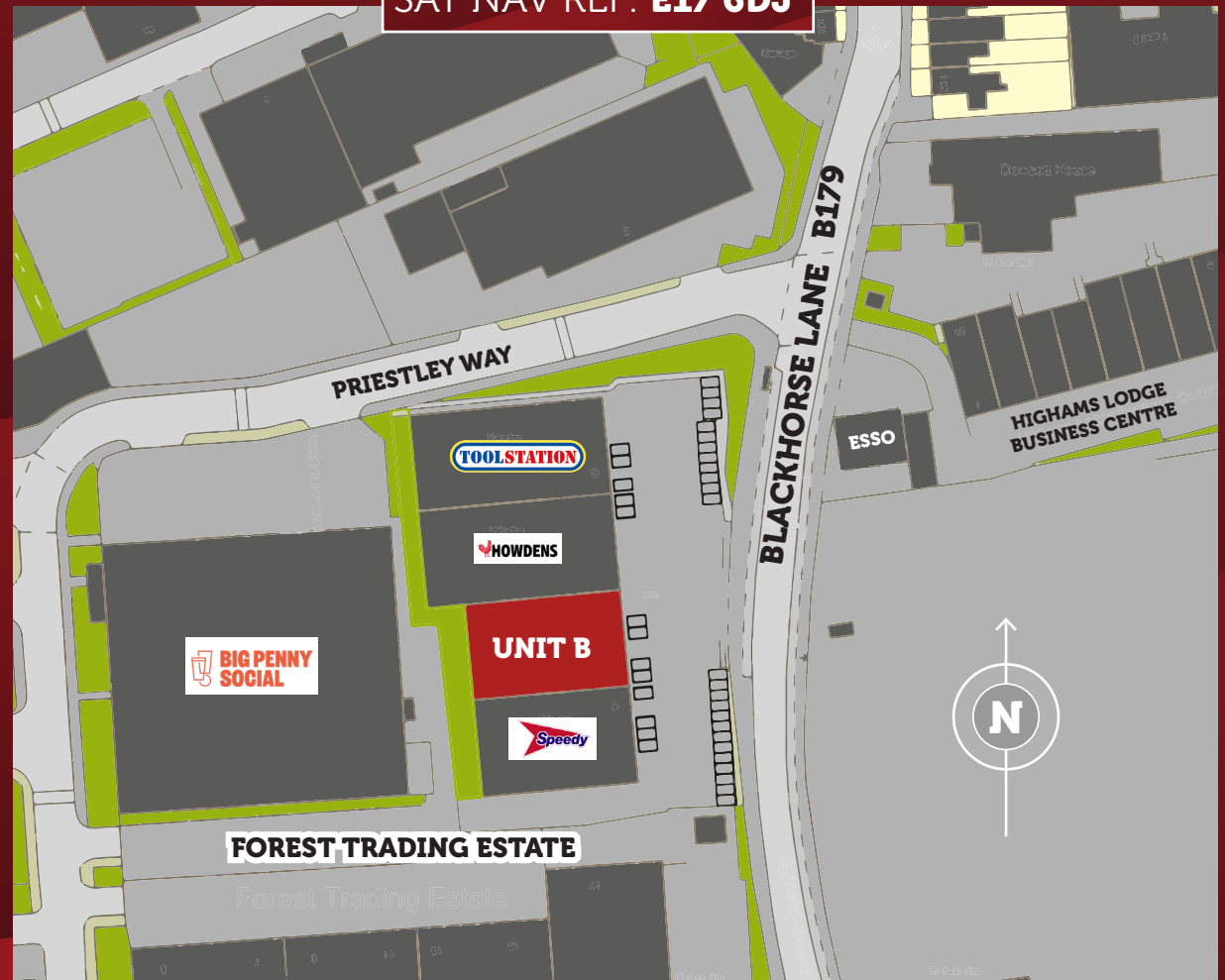
For business rating information please visit the Valuation Office Agency website voa.gov.uk

TERMS



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

EPC EPC Rating: C (67)



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



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