



Unit 2B, Uplands Business Park, London, E17 5QJ

Up to 6,000 sqft light industrial unit with roller shutter and parking available immediately with flexible terms.

- Spacious Industrial Unit with Excellent Natural Light & Roller Shutter Access
- Secure Estate with On-Site Parking & 24/7 Access
- Available on flexible terms
- Well Connected Location – Minutes from Blackhorse Road Station & A12

Unit 2B, Uplands Business Park, London, E17 5QJ

Summary

| | |
|----------------|-----------------------------|
| Available Size | 1,500 to 6,000 sq ft |
| Rent | £24,000 - £96,000 per annum |
| EPC Rating | Upon enquiry |

Description

This property presents a clean, functional, and adaptable space of approximately 6,000 sq ft, ideal for a wide range of light industrial or creative uses. The unit features a generous open-plan floor area complemented by shared WC facilities.

An electric roller shutter provides straightforward loading access, while excellent ceiling height and abundant natural light enhance the overall workspace.

The accommodation can be offered as a whole (6,000 sq ft) or subdivided to provide smaller units (1,500 sqft) to suit occupier requirements. The space is available by way of a sublease for a term of approximately 2.5 years (or longer subject to freeholders consent)

Occupiers also benefit from secure gated entry, on-site parking, and 24/7 access, making this a highly practical and versatile base for logistics, production, or studio-style businesses.

Location

Uplands Business Park is situated off Blackhorse Lane in Walthamstow, within the London Borough of Waltham Forest. The area is well established for light industrial, trade, and creative uses, providing a practical location for a range of businesses.

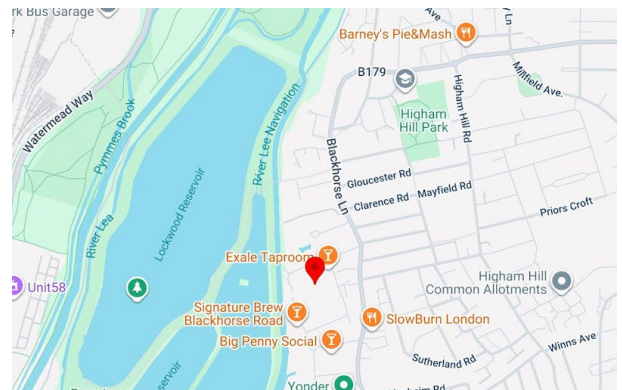
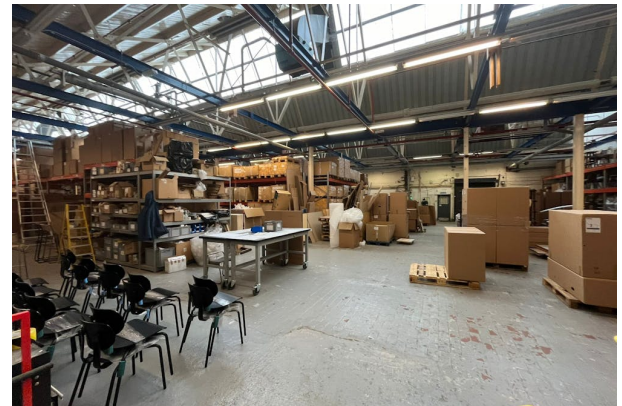
The estate benefits from excellent transport connections, with Blackhorse Road Underground and Overground Station (Victoria Line and London Overground) located within walking distance, offering direct links to central London and beyond. Road connections are strong, with easy access to the A406 North Circular Road, M11, and M25, allowing efficient travel across London and the wider region.

The surrounding area offers a mix of local amenities, including cafés, convenience stores, and independent businesses, providing a convenient and functional setting for occupiers.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|-----------------|--------------|---------------|--------------|
| Ground - Area 1 | 1,500 | 139.35 | Available |
| Ground - Area 2 | 1,500 | 139.35 | Available |
| Ground - Area 3 | 1,500 | 139.35 | Available |
| Ground - Area 4 | 1,500 | 139.35 | Available |
| Total | 6,000 | 557.40 | |



Viewing & Further Information

Ajay Tohani MSc MRICS

020 8221 9618

ajay.tohani@dobbinandsullivan.com

Latif Acisu

020 8221 9614 | 07487216389

latif.acisu@dobbinandsullivan.com

More properties @ dobbinandsullivan.com

Burrows House, 415 High Street, London, E15 4QZ

Sales • Lettings • Acquisitions • Estate Management • Landlord & Tenant • Lease Renewals • Rent Reviews • Valuations • Rating

Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that: 1. These particulars do not constitute, nor constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property. Generated on 23/01/2026