

To Let

## Self Contained Area within Longshaw Primary Academy, Chingford, E4 6LH



REF: AMP4483

- Self contained area within a primary school
- F1 Use Class — Ideal for educational occupiers, with scope for nursery provision subject to obtaining the necessary consent
- Well-maintained and ready for immediate continuation of Educational use
- Approximately 7,116 sq. ft
- Multiple classrooms with dedicated outdoor space and WC facilities
- Located in a well-established residential area, offering good transport links and access to local amenities.

# Description

This self-contained area within a primary school falls under the F1 Use Class and is ideal for a range of educational occupiers, with potential for nursery provision subject to securing the necessary consent. Extending to approximately 7,116 sq ft, the accommodation is well maintained throughout and ready for the immediate continuation of educational operations.

The layout comprises multiple generously sized classrooms arranged along a central corridor, supported by WC facilities, storage areas and dedicated outdoor space positioned directly off the main teaching rooms. The configuration offers flexibility for a variety of learning environments, specialist teaching areas or early-years provision.

Situated within a well-established residential neighbourhood, the property benefits from strong transport links and convenient access to local amenities, providing an accessible and practical location for staff, pupils and visitors.

REF: AMP4483



# Location

The property is located within Longshaw Primary Academy in Chingford, E4 6LH, a well-established residential area in the London Borough of Waltham Forest. The surrounding neighbourhood offers a mix of family housing, local shops and community amenities, creating a convenient and accessible setting for educational or childcare-related occupiers.

Chingford benefits from strong transport links, with regular bus services connecting to Chingford Station, Highams Park and Walthamstow. The A406 North Circular Road is close by, providing fast access to the M11 and wider London road network. Local parks, recreational facilities and essential services are all within easy reach, supporting a practical and well-connected location for staff, parents and visitors.

REF: AMP4483



REF: AMP4483



 Alex Martin

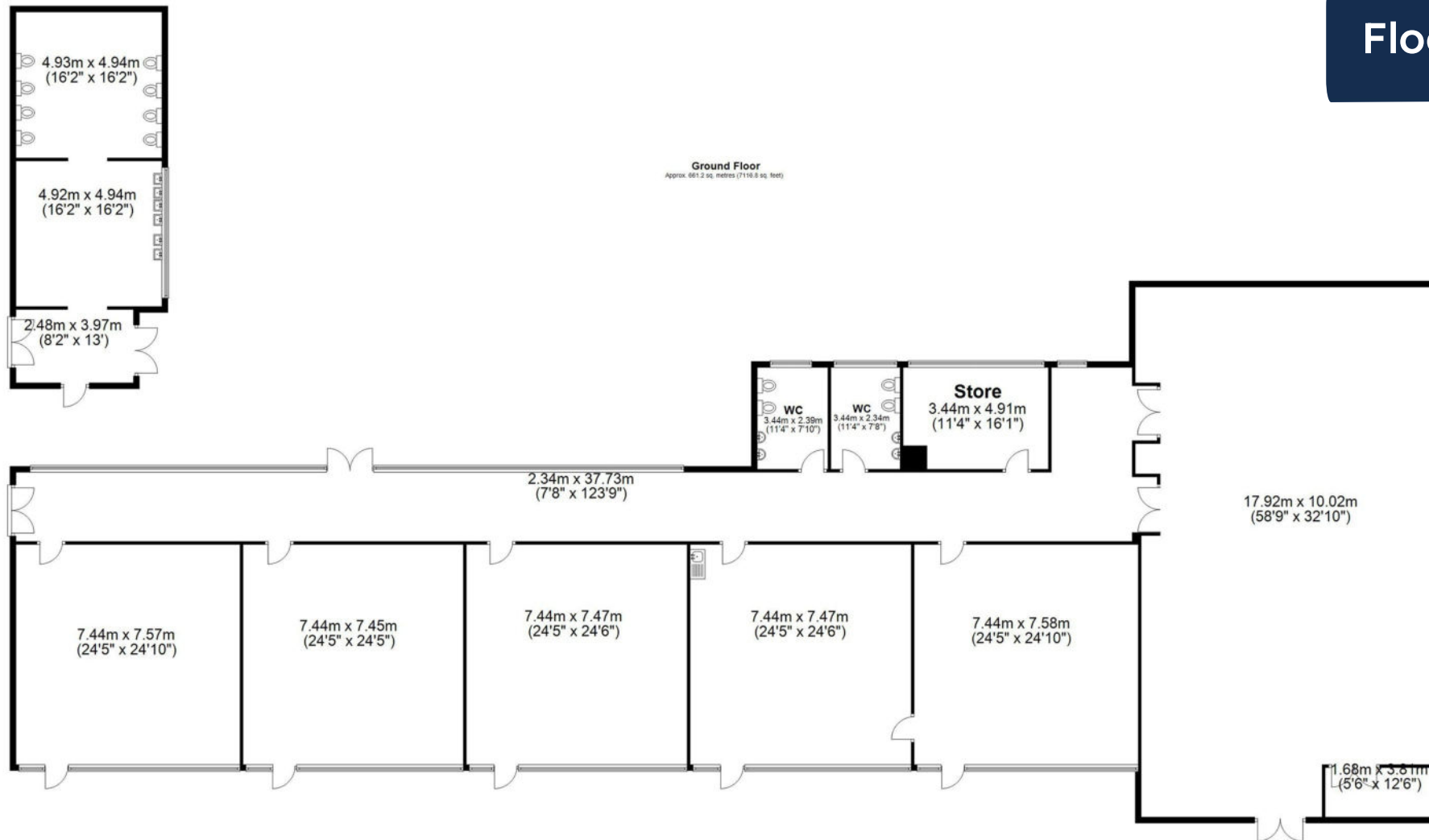
Alex Martin  
Alpha House  
100 Borough High Street  
London, SE1 1LB

[www.alexmartin.co.uk](http://www.alexmartin.co.uk)



REF: AMP4483

# Floorplan



Ground Floor  
Approx. 661.2 sq. metres (7116.8 sq. feet)

Total area: approx. 661.2 sq. metres (7116.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @midaghtchuck | www.midaghtchuck.co.uk

Plan produced using PlanItUp

Longshaw Road

REF: AMP4483



REF: AMP4483



**Accommodation:**

Total- 7,116 sq. ft.

**EPC:**

Available Upon Request

**VAT:**

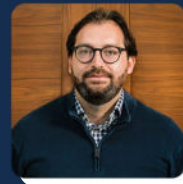
To Be Confirmed

**Terms:**

Offers In Excess Of- £115,000 Per Annum

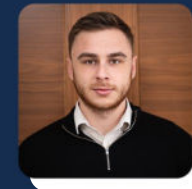
**Viewings:**

Strictly by appointment with Alex Martin



**JOE FOX**

E [joe@alexmartin.co.uk](mailto:joe@alexmartin.co.uk)  
M 07469 170711  
T 020 7100 2348



**BEN OLDSTEIN**

E [ben@alexmartin.co.uk](mailto:ben@alexmartin.co.uk)  
M 07824 098820  
T 020 7100 2348

### **Important Notice**

Alex Martin Commercial Ltd (Company No. 06955399) gives notice that these particulars are provided as a general guide and do not form part of any offer or contract. All descriptions, dimensions, and references to condition or permissions for use and occupation are given in good faith and are believed to be correct, but prospective purchasers or tenants must satisfy themselves as to their accuracy.

No employee, director, or consultant of Alex Martin Commercial Ltd has authority to make or give any representation or warranty in relation to any property. Images and plans are for illustrative purposes only and may show only certain parts of the property as they appeared at the time of photography. Any reference to alterations or use does not imply that the necessary planning, building regulation, or other consents have been obtained.

All prices, rents, or other amounts quoted are exclusive of VAT unless stated otherwise.

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002, and other relevant legislation, Alex Martin Commercial Ltd is required to establish the identity and source of funds of all parties to property transactions (including both vendors/lessors and purchasers/-lessees). Failure to provide this information when requested may delay or prevent a transaction from proceeding.