



35 Sutherland Road, London, E17 6BH

Part refurbished warehouse & offices in Walthamstow's industrial hub, moments from Blackhorse Road Station and available immediately

- 7,022 sq ft total (6,269 sq ft GF warehouse + 753 sq ft FF offices)
- Roller shutter loading plus secure front personnel entrance and modernised frontage
- Excellent natural light with full-length rooflights and generous ceiling height
- Close to A406 North Circular with easy links to M11 / A12 / A10 and Central London transport connections

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Summary

Available Size	7,022 sq ft
Rent	£135,000 per annum
Rates Payable	£18,837.25 per annum These figures are based on the revised April 2026 valuation. Tenants are advised to make further enquiries to the local authority.
Rateable Value	£37,750
EPC Rating	C (55)

Description

The property comprises a prominent two-storey brick-built industrial premises, offering flexible and open-plan warehouse accommodation ideally suited to a range of light industrial, creative or storage uses. The main warehouse space is arranged over a single expansive ground floor, featuring north facing pitched roofs with exposed steel trusses and excellent natural light via full-length rooflights. The space is largely column-free, with a concrete floor and extensive overhead ducting and ventilation infrastructure in place. Externally, the building presents a modernised frontage with double-glazed windows and brick elevation, and is set behind a small forecourt providing off-street parking. There is a loading door facility on the side elevation.

Location

The property is located in the heart of Walthamstow's established industrial area, within the London Borough of Waltham Forest. The property benefits from excellent transport connectivity, being just a short walk from Blackhorse Road Station (Victoria Line and London Overground), offering fast access to Central London and beyond. The surrounding area is a mix of light industrial, creative workspace and residential development, forming part of a wider regeneration zone supported by the local authority. Nearby road links include the A406 North Circular, which connects swiftly to the M11, A12 and A10, making the location ideal for logistics, trade counter and urban industrial operators seeking strong transport links within Zone 3.

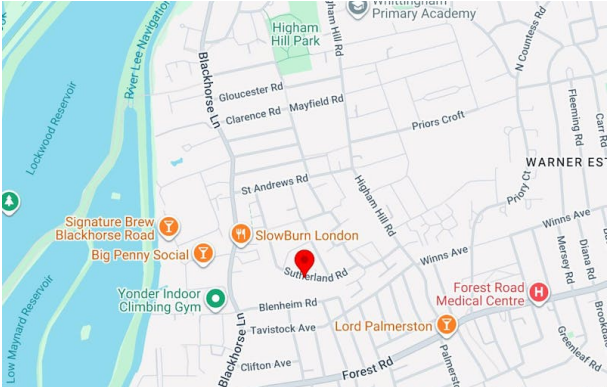
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Area	6,269	582.41
First Floor offices	753	69.96
Total	7,022	652.37

Terms

A new FRI lease is available for a term to be agreed.
The ingoing tenant is to be responsible for the landlords surveyor and legal fees.
Legal fees expected to be £2,800 (No VAT) Council Surveyor fees are £750 + VAT.



Viewing & Further Information

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