

Waltham Park Way

FULLY REFURBISHED INDUSTRIAL /
WAREHOUSE UNIT — TO LET

WALTHAMSTOW E17 5DU



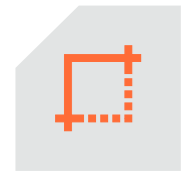
UNIT 1
24,853 SQ FT
2,309 SQ M

Prime Industrial Unit

In London E17

The extensively refurbished unit is available for immediate occupation.

Waltham Park Way is an established trading estate benefitting from almost immediate access to the North Circular (A406) and close proximity to Walthamstow. Unit 1 provides the opportunity to lease a high quality, fully refurbished, self-contained unit with excellent visibility, situated on a secure estate.



Clear height of 6.5m



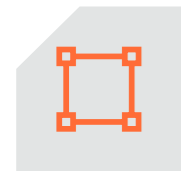
3-phase electricity



4 surface loading doors



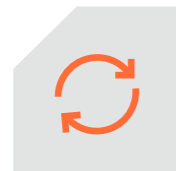
41 car parking spaces



Dedicated yard (can be secured)



Secure estate



Extensively refurbished prominent unit

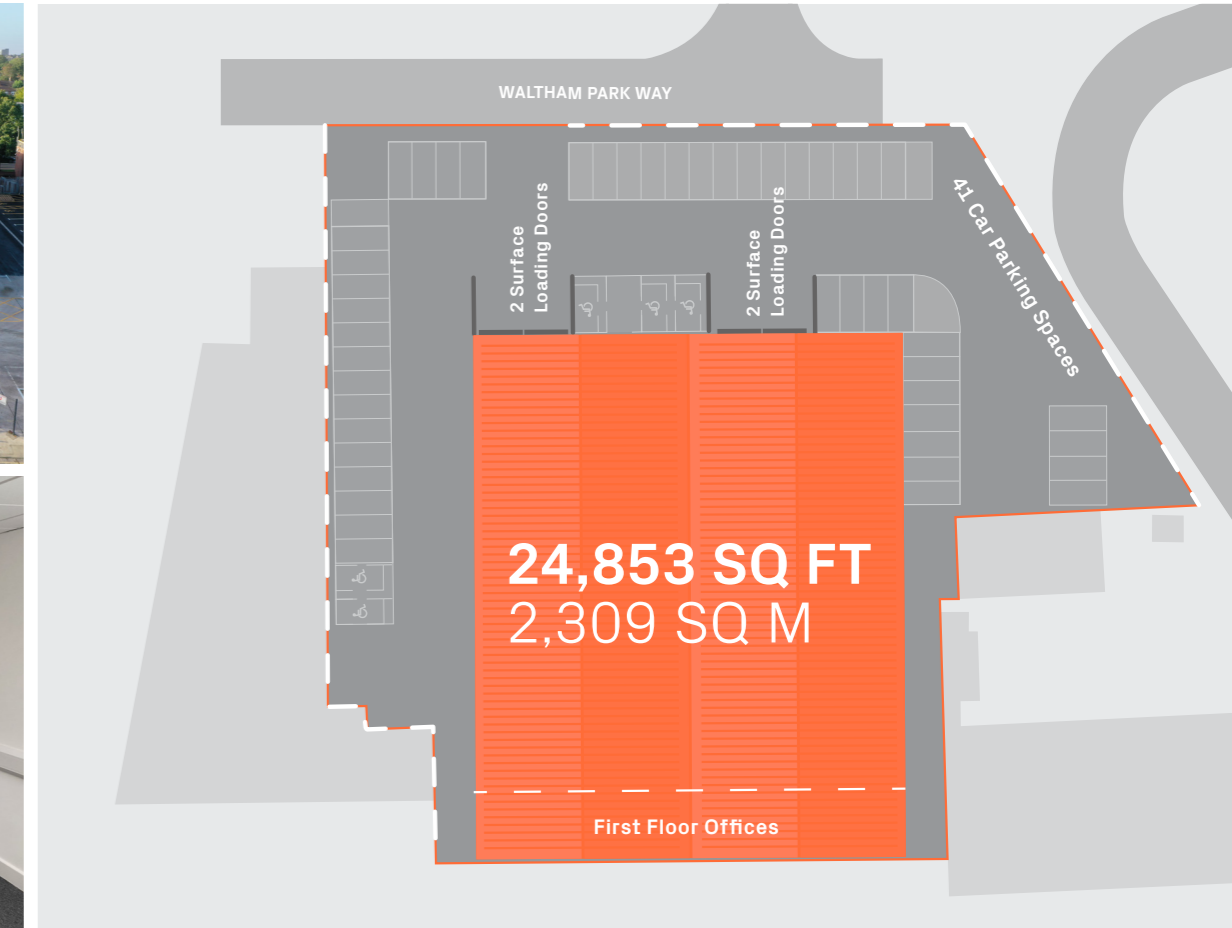


Established estate



Accommodation (GEA)

Warehouse	21,786 SQ FT	2,024 SQ M
First Floor Offices	3,067 SQ FT	285 SQ M
Total	24,853 SQ FT	2,309 SQ M





The estate is situated adjacent to the North Circular (A406) intersection with the A112 providing excellent access to Walthamstow area and North London.

Distance To

North Circular	0.3 Miles
Walthamstow Central Station	1.7 Miles
M11 (J14)	2.8 Miles
M25 (J27)	7.0 Miles
Central London	7.0 Miles
City Airport	11.0 Miles
Stansted Airport	27.0 Miles

Terms

The property is available by way of a new Full Repairing and Insuring Lease for a term and rent to be agreed.

EPC

Available on request.

Service Charge

Available on request.



Highly visible unit



5,776,162 people within 30 minute drivetime



Ideally suited for last mile logistics

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