

**WALTHAM  
PARKWAY**



**UNIT 14** / 11,418 SQ FT (1,091 SQ M)

**REFURBISHED WAREHOUSE/TRADE UNIT**  
**WALTHAMSTOW, LONDON E17 5DU**

**TO LET**

# REFURBISHED WAREHOUSE/TRADE UNIT

## AVAILABLE FOR IMMEDIATE OCCUPATION **LONDON E1**

Waltham Park Way is an established trading estate benefitting from almost immediate access to the North Circular (A406) and close proximity to Walthamstow. There are numerous national operators situated within the estate including Screwfix, Electric Center, Wolseley, City Plumbing Supplies, Benchmark, ITS, and Faithull & Dean.

Unit 14 provides the opportunity to lease a high quality, self-contained unit situated on a secure estate. A further suite of sustainability options including roof top solar and warehouse heat source options can be made available subject to occupier requirements.



**Refurbishment to include: New roof, LED lighting throughout; Air Conditioning to the offices.**



**1 Surface loading door**



**12 car parking spaces and an EV charge point**



**Clear height of 6.5m**



**Dedicated yard (can be secured)**



**3-phase electricity**

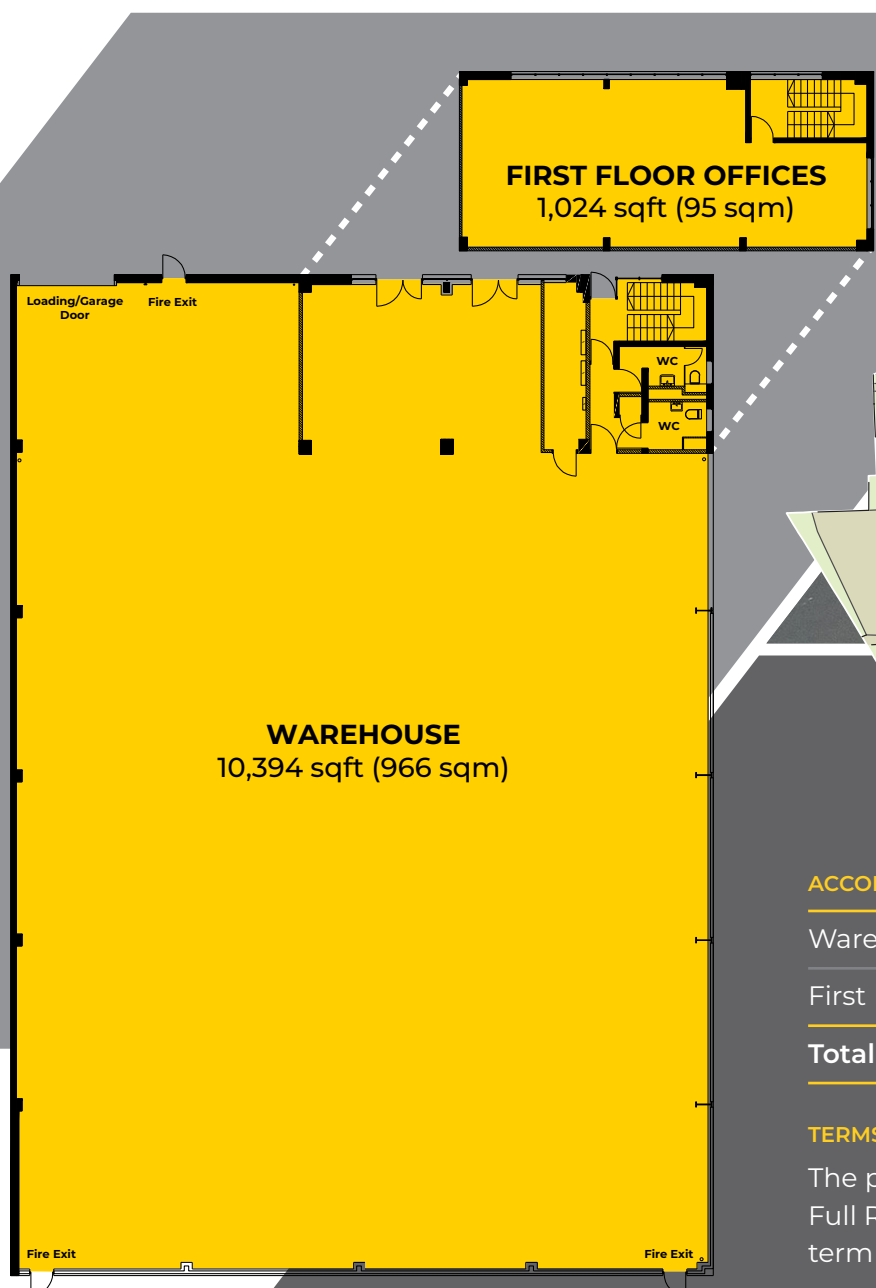


**Secure estate**



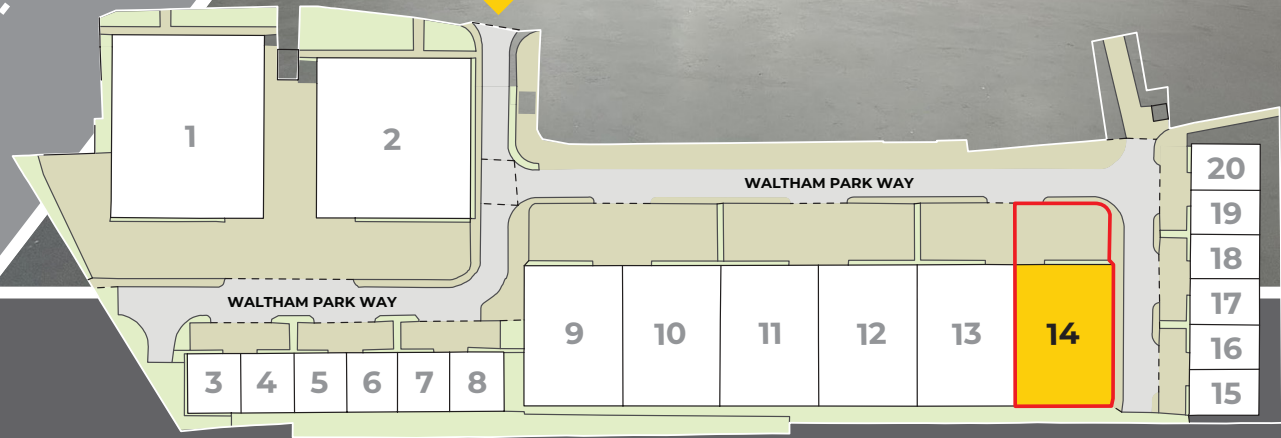
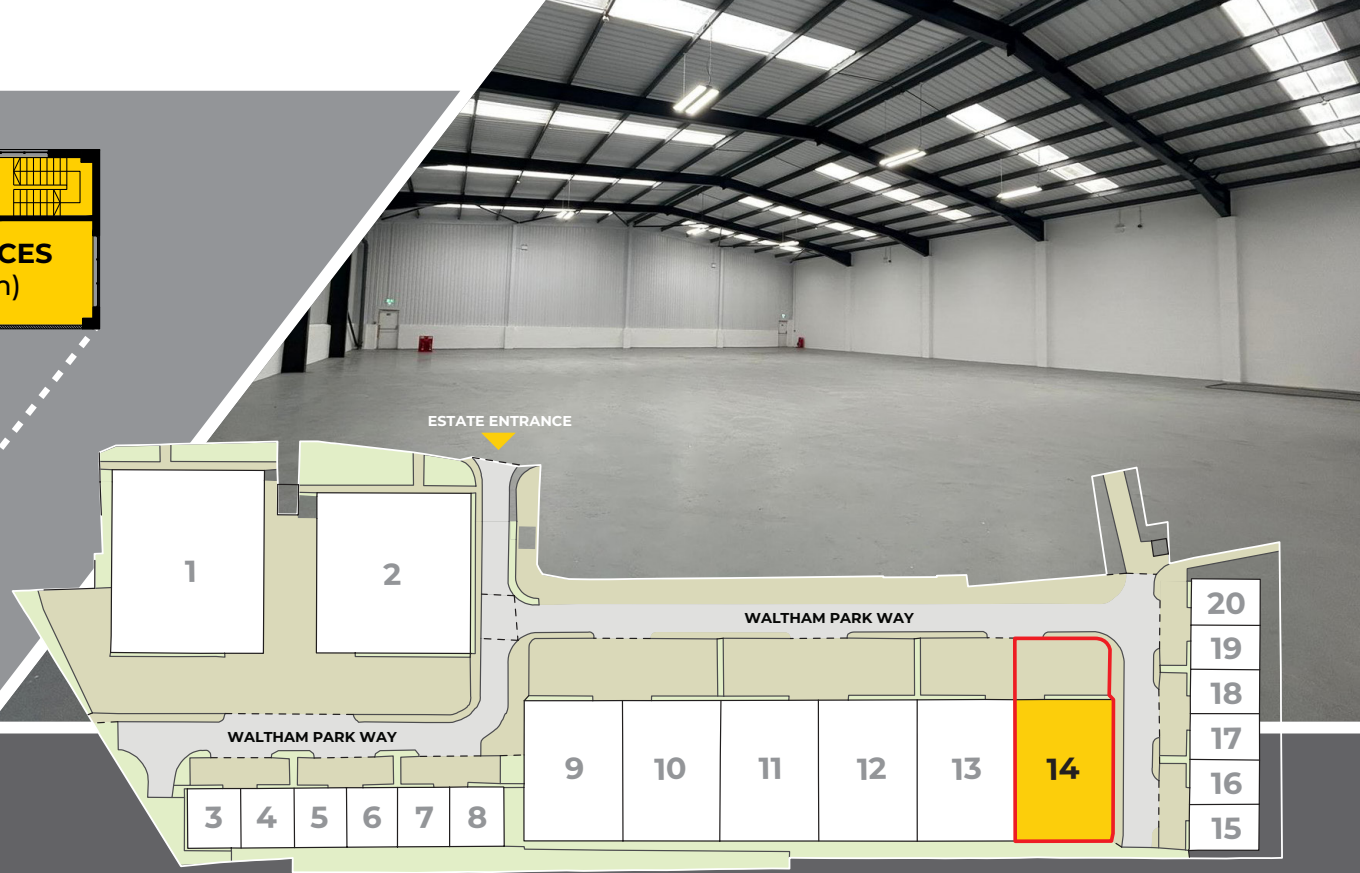
FIRST FLOOR OFFICES





**FIRST FLOOR OFFICES**  
1,024 sqft (95 sqm)

**WAREHOUSE**  
10,394 sqft (966 sqm)



ACCOMODATION (GIA)	sq ft	sq m
Warehouse	10,394	966
First Floor Offices	1,024	95
<b>Total</b>	<b>11,418</b>	<b>1,091</b>

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

**EPC**  
The building has an EPC Rating of B47 with the EPC being in place until July 2031.

**SERVICE CHARGE**  
The 2023/24 service charge budget can be made available on request. A program to upgrade the common areas of the estate will be implemented - full details available upon request

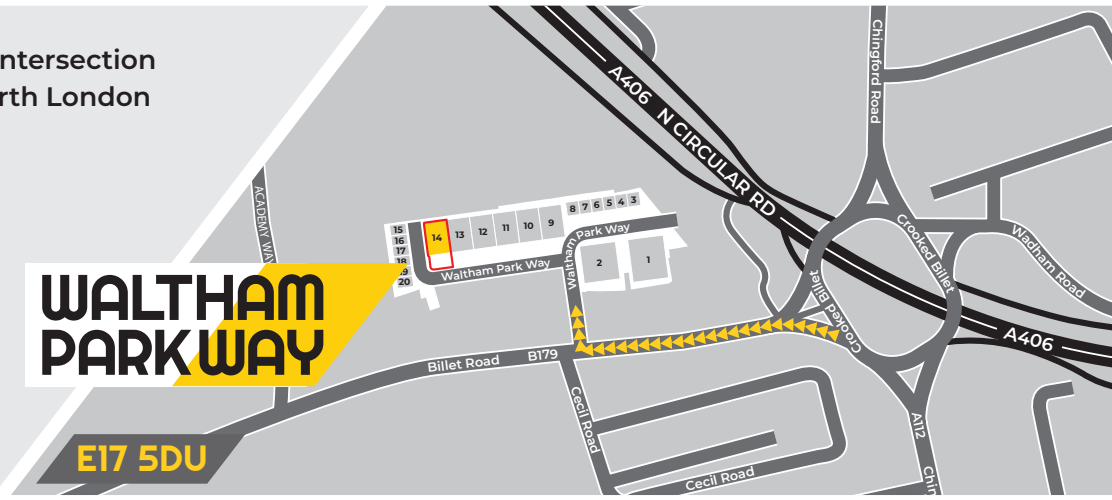


For identification purposes only

Waltham Parkway is situated adjacent to the North Circular Road (A406) intersection with the A112 providing excellent access to the Walthamstow area and North London as well as into Central London.

**DISTANCES**

North Circular Road (A406)	0.1 Miles	M25 (J27)	9.5 Miles
Walthamstow Central Station (Victoria and Overground)	1.7 Miles	City Airport	11.3 Miles
M11 (J4)	2.4 Miles	Tilbury Docks	24.5 Miles
Central London	7.0 Miles	London Stansted Airport	27.6 Miles



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