

# TO LET

## 210C BILLET ROAD, WALTHAMSTOW, LONDON, E17 5DY

748 sq ft (up to 69.49 sq m)



**Newly refurbished**

- 2 loading doors and one glazed entrance door
- Parking area in front of the unit or additional external space
- Newly refurbished and available immediately

Chartered Surveyors  
& Commercial Property  
Consultants

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## Summary

A newly refurbished property providing open storage and light industrial space with loading doors and parking

## Location

The subject property is located on the junction with Durban Road and Billet Road (B179). The B179 leads to the east onto the A406 North Circular which is approximately 1km away. This provides links towards north London and east London into Wanstead, Ilford and Barking. The nearest station is Blackhorse Road on the Overground line and is within 1.5 miles. The Overground line provides access all over London. There are also a number of bus routes that run along Billet Road

## Availability

The premises has been recently refurbished and now offers a glazed entrance door with 2 additional loading doors. A small external space is also demised for additional parking or alternative use. A WC and small kitchenette have been fitted and a small office/storage room is also provided. Single phased power supply and strip lighting have also been installed.

Description	Size
Ground floor	748 sq ft

## Lease

A new full repairing and insuring lease for a term to be agreed

## Legal Costs

Each party to bear their own legal costs in this transaction with the ingoing tenant providing an undertaking to cover abortive costs if they withdraw from the transaction.

## Viewings

Strictly with the landlords sole agents.

## Rent

£20,000 per annum exclusive

## Business Rates

Rates Payable: £4,691 per annum

(based upon Rateable Value: £9,400 and UBR: 49.9p)

We recommend any ingoing tenant make their own enquiries to the local authority but we believe exemptions will be possible

## Energy Performance Rating

This property has been graded as D (76)



## Contacts & Enquiries

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