

101

PROMINENT TRADE AND
INDUSTRIAL UNIT

7,915 sq ft

[735.33 sq m] GIA

- High quality refurbishment completed
- Prominent trading position
- Pedestrian glazed trade counter style entrance
- Excellent road/transport links to A406 & M25
- Short walk from Blackhorse Road Underground Station

Unit D, 101 Blackhorse Lane
Walthamstow, London E17 6DJ

To Let

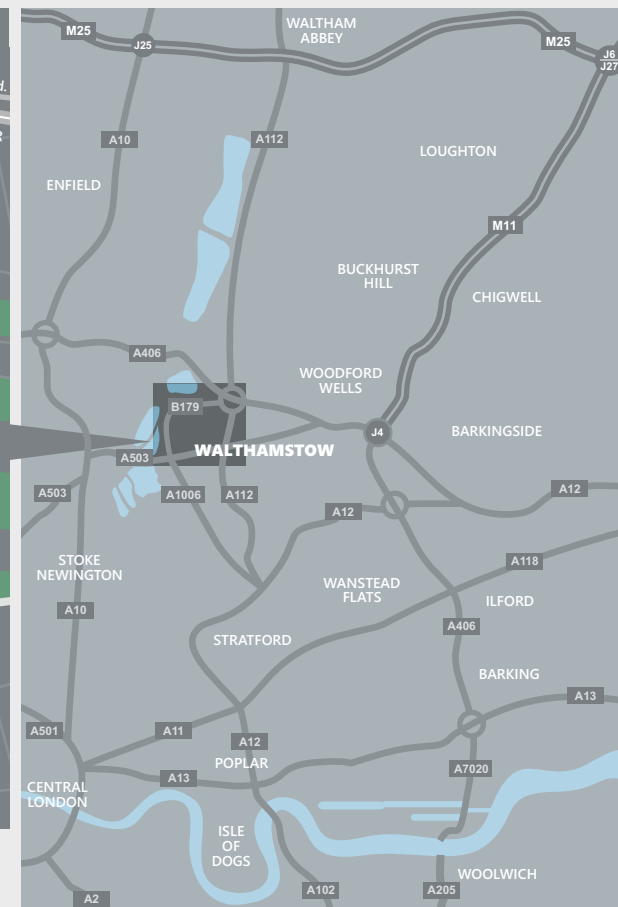


Location

Blackhorse Lane is a well-established trade and industrial location with close proximity to Central London and quick access to the North Circular Road (A406), the M25 and the M11. Blackhorse Road Station (Victoria and Overground Lines) is a short walk to the south and the proposed Crossrail 2 will provide improved rail access with the nearby Tottenham Hale Station to become one of the key interchanges.

Distances

Blackhorse Road Station	0.4 miles
Tottenham Hale Station	1.5 miles
A406	1.8 miles
M11 (Jct 4)	4.3 miles
A10/A406 Intersection	5.2 miles
Central London	9.1 miles
M25 (Jct 25)	10.6 miles



Description

This single storey end of terrace unit enjoys fantastic prominence to Blackhorse Lane (B179) and offers the following amenities:

- Comprehensively refurbished internally and externally
- 3 phase power
- 5.4 m clear internal eaves height
- Fully glazed entrance
- 2 storey office accommodation
- New WC and shower facilities
- Flexible planning use obtained including B1/B2 and B8
- Nearby occupiers include: SpeedyHire, Howdens, C&S Builders Merchants.

Accommodation

Ground Floor	6,975 sq ft	648.00 sq m
First Floor Office	940 sq ft	87.33 sq m
Total	7,915 sq ft	735.33 sq m

Energy Performance Certificate

D-84 – a new post refurbishment EPC has been commissioned.

Quoting Terms

Rent on application. All rents and other outgoings will be subject to VAT.

Viewing & Further Information



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