



OFFICE, RETAIL & LEISURE OPPORTUNITIES

BLACKHORSE MILLS, WICKFORD WAY,
WALTHAMSTOW, LONDON, E17 6JD



A BRAND NEW DESTINATION

As well as the 479 new residential homes, Blackhorse Mills will provide circa 22,000 sq ft of mixed commercial use accommodation on the ground and first floors. This will offer much needed space for creatives, start-ups and makers.

As well as overlooking 211 hectares of protected wetlands, the site is just a 2 minute walk to Blackhorse Road tube station and 20 minutes to central London. The development will create a positive and vibrant community for its occupiers, both residential and commercial.



OUTSIDE SPACE &
RECREATION AREAS



FLOOR TO CEILING
WINDOWS



SECURE
CYCLE STORAGE



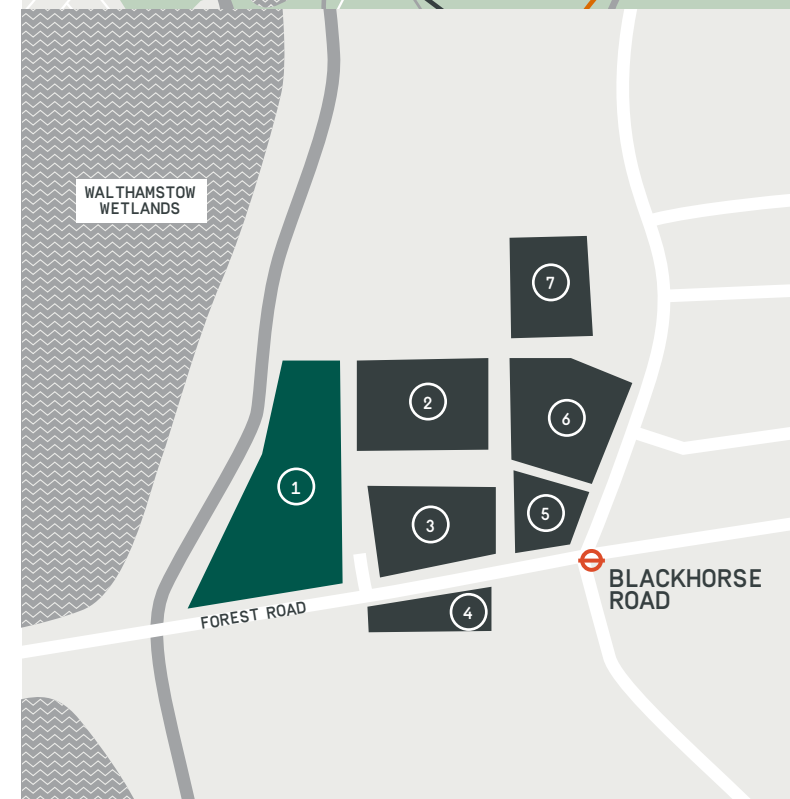
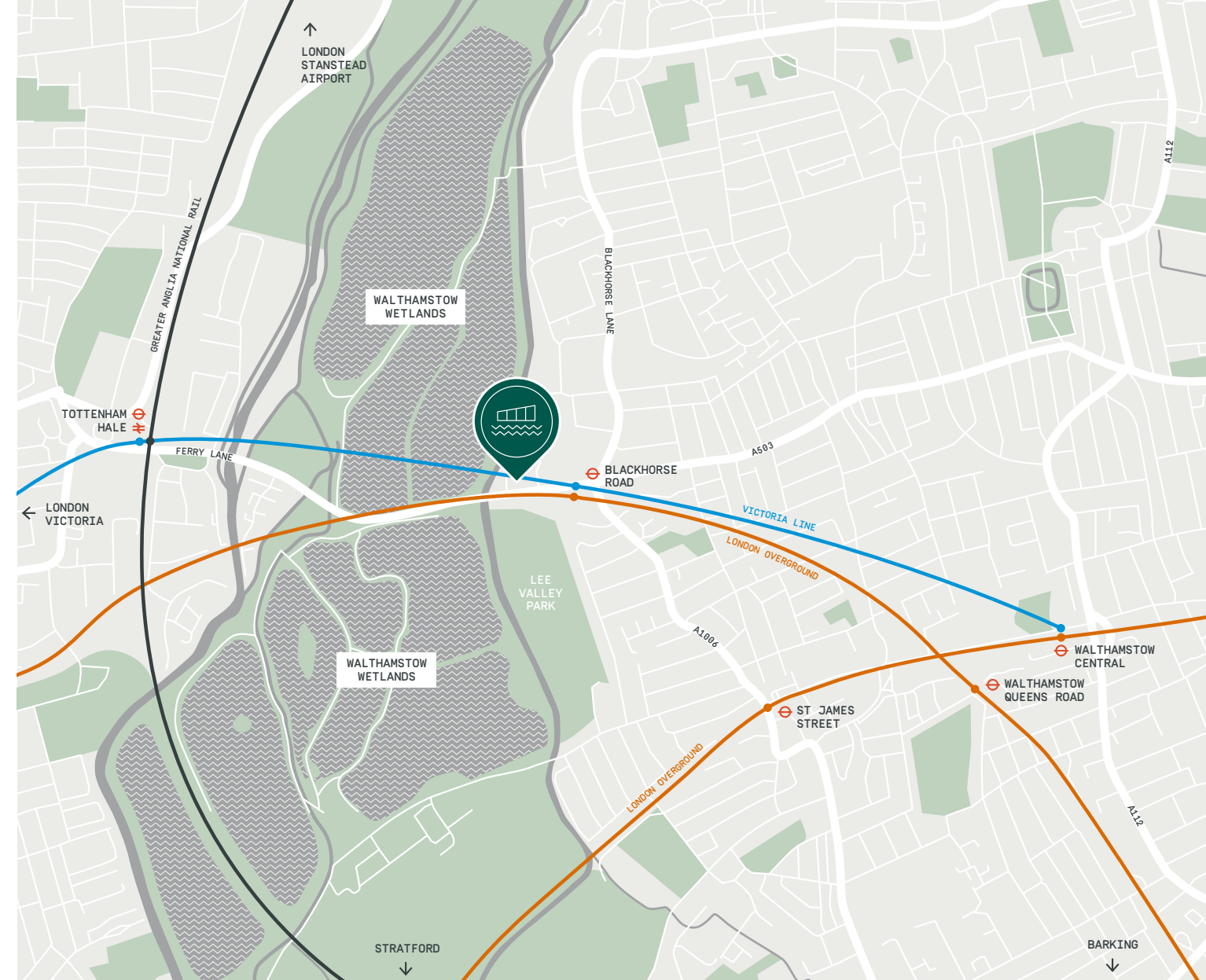
CLOSE PROXIMITY
TO THE WETLANDS

WHAT'S IN THE LOCAL AREA



Blackhorse Road is undergoing huge transformation via the Blackhorse Lane Action Plan. Bringing around 2,500 new homes and much needed commercial space, this plan aims to attract a diverse range of makers, designers, artists and start-up entrepreneurs to a long-neglected Walthamstow patch.

Blackhorse Mills benefits from the thriving independents of Blackhorse Road and the proximity to the charm of Walthamstow Village. It is in the heart of Walthamstow Wetlands offering amazing views over the nature reserve and surrounding green spaces.



OTHER DEVELOPMENTS IN THE AREA

- 1 Legal & General Blackhorse Mills
479 new homes
- 2 Telford Homes
357 new homes
- 3 TFL
124 new homes
- 4 Harry Motors
48 new homes
- 5 U Car Properties / TFC Supermarkets
50 new homes
- 6 Taylor Wimpey East London
507 new homes
- 7 Milton Group
495 new homes





CONNECTIVITY

Blackhorse Mills is a 2 minute walk to Blackhorse Road station with the 24-hour Victoria Line and London Overground for quick and easy commute to the city centre including Kings Cross, Oxford Circus and Liverpool Street.

The site occupies a prominent location on the busy Forest Road with an extensive bus routes to surrounding areas and city centre.



Blackhorse Road	2 MINS
Walthamstow Wetlands	15 MINS
St James Street	17 MINS
Walthamstow High Street	20 MINS



Blackhorse Road	30 SECS
Walthamstow Village	11 MINS
Dalston Kingsland	20 MINS
Westfield, Stratford	22 MINS



Kings Cross St. Pancras	11 MINS
Oxford Circus	18 MINS
Victoria	22 MINS
Stratford	30 MINS



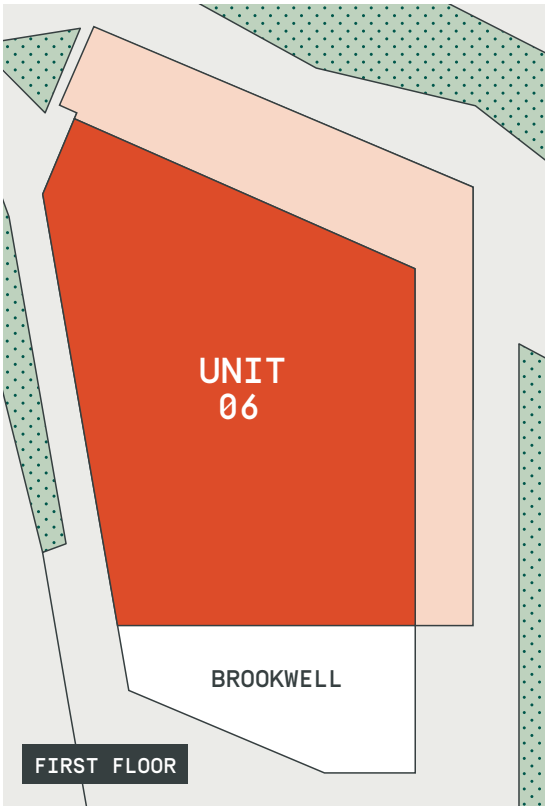
A10	8 MINS
A406	10 MINS
Dalston Junction	20 MINS
Westfield, Stratford	20 MINS

Times calculated using Citymapper show average journey times to the nearest destination station and are dependent on time of day.

OUTDOOR LANDSCAPED AREA

Units 07 and 08 shown here have direct access to the landscaped area outside.
CGIs are for indicative purposes only.





COMMERCIAL OVERVIEW

All units have the possibility to house mezzanine spaces and are available as 9 separate units and some can be let together. They will be delivered as a shell and core finish to include shop frontages and capped off services.

UNIT 01 3,143 sq ft / 292 sq m Ground floor*	UNIT 06 5,855 sq ft / 422 sq m First floor*
UNIT 02 1,539 sq ft / 143 sq m Ground floor	UNIT 07 2,088 sq ft / 194 sq m Ground floor
UNIT 03 1,711 sq ft / 159 sq m Ground floor	UNIT 08 1,227 sq ft / 114 sq m Ground floor
UNIT 04 2,433 sq ft / 226 sq m Ground floor	UNIT 09 1,851 sq ft / 172 sq m Ground floor
UNIT 05 2,422 sq ft / 225 sq m Ground floor	

- Commercial area
- Terrace
- Residential
- Green space
- Pavement

* Unit 01 and 06 have the potential to be joined through installation of lift and stairs

THE FORUM

Entrances to Units 05 and 07 are located in the Forum as well as street level.
CGIs are for indicative purposes only.



THE DETAILS



TERMS

New leases are available directly from the Landlord for a term to be agreed.

RENT

Supplied upon application.

ADDRESS

Units 1-9
Blackhorse Mills
Wickford Way,
Walthamstow,
London
E17 6JD

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

VAT

VAT will be levied at the prevailing rate.

For further information, please contact the sole letting agents CFC:

Harriet Gidney
Retail / Leisure Lettings Department
harriet@cfcommercial.co.uk
020 3216 3916

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BLACKHORSEMILLS.LONDON