

# INDUSTRIAL

BUSINESS  
SPACE  
AGENCY



TO LET



## UNIT 7, WALTHAMSTOW BUSINESS CENTRE, CLIFFORD ROAD, WALTHAMSTOW, LONDON E17 4SX

### LIGHT INDUSTRIAL WAREHOUSE UNIT EXTENDING TO 1,250 SQ.FT

- EAVES HEIGHT OF 3.7M
- ROLLER SHUTTER DOOR
- THREE PHASE ELECTRICITY SUPPLY
- LOADING & PARKING FACILITIES
- GAS SUPPLY

### LOCATION

Walthamstow Business Centre is situated on Clifford Road, access to which is gained via Forest Road (A503) and Fulbourne Road (B160). Forest Road leads to the North Circular Road (A406) at the Waterworks junction, providing excellent access to the M11 and M25 motorways.

Wood Street rail station is located to the south and provides regular services into London Liverpool Street.

### DESCRIPTION

The unit comprises a modern single storey end or terrace industrial / warehouse unit integral first floor office accommodation. Benefiting from a loading bay and parking with a minimum eaves height of 3.7m.

WELL PLACED

PROPERTY ADVISORS



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EXTENDING TO 1,250 SQ.FT**

### ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal basis as follows:

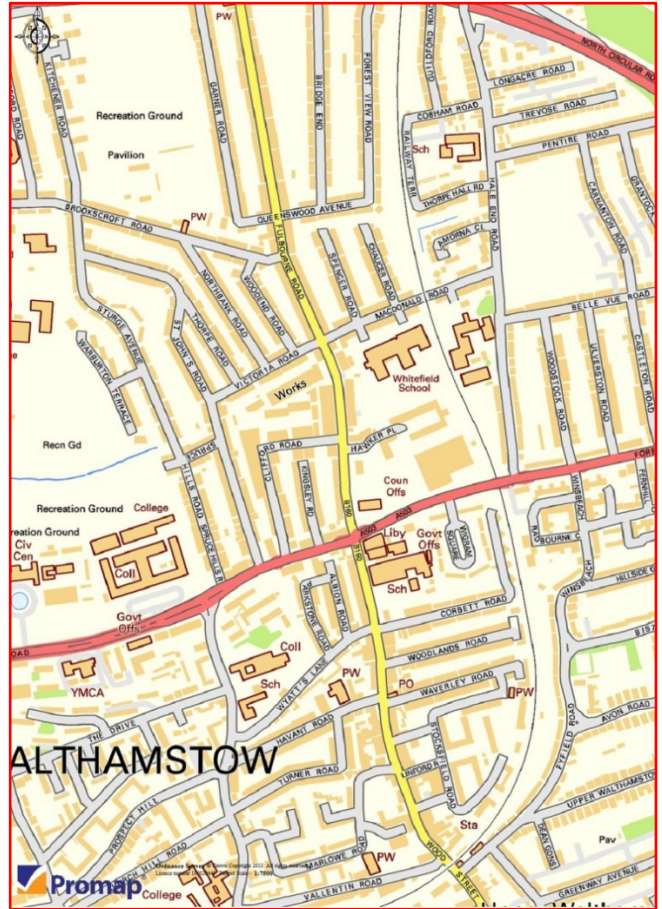
FLOOR	SQ FT	SQ M
TOTAL	1,250	116.12

### TERMS

The property is available by way of a new FRI lease for a term to be agreed.

### RATEABLE VALUE

Interested parties should verify the current rates liability with the London Borough of Waltham Forest.



### ENERGY PERFORMANCE CERTIFICATE

EPC Certificate No: 0760-1965-0369-7010-0004  
Rating: E - 110

## CONTACT

For further details on these and many other available properties please contact:

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19 July 2019

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