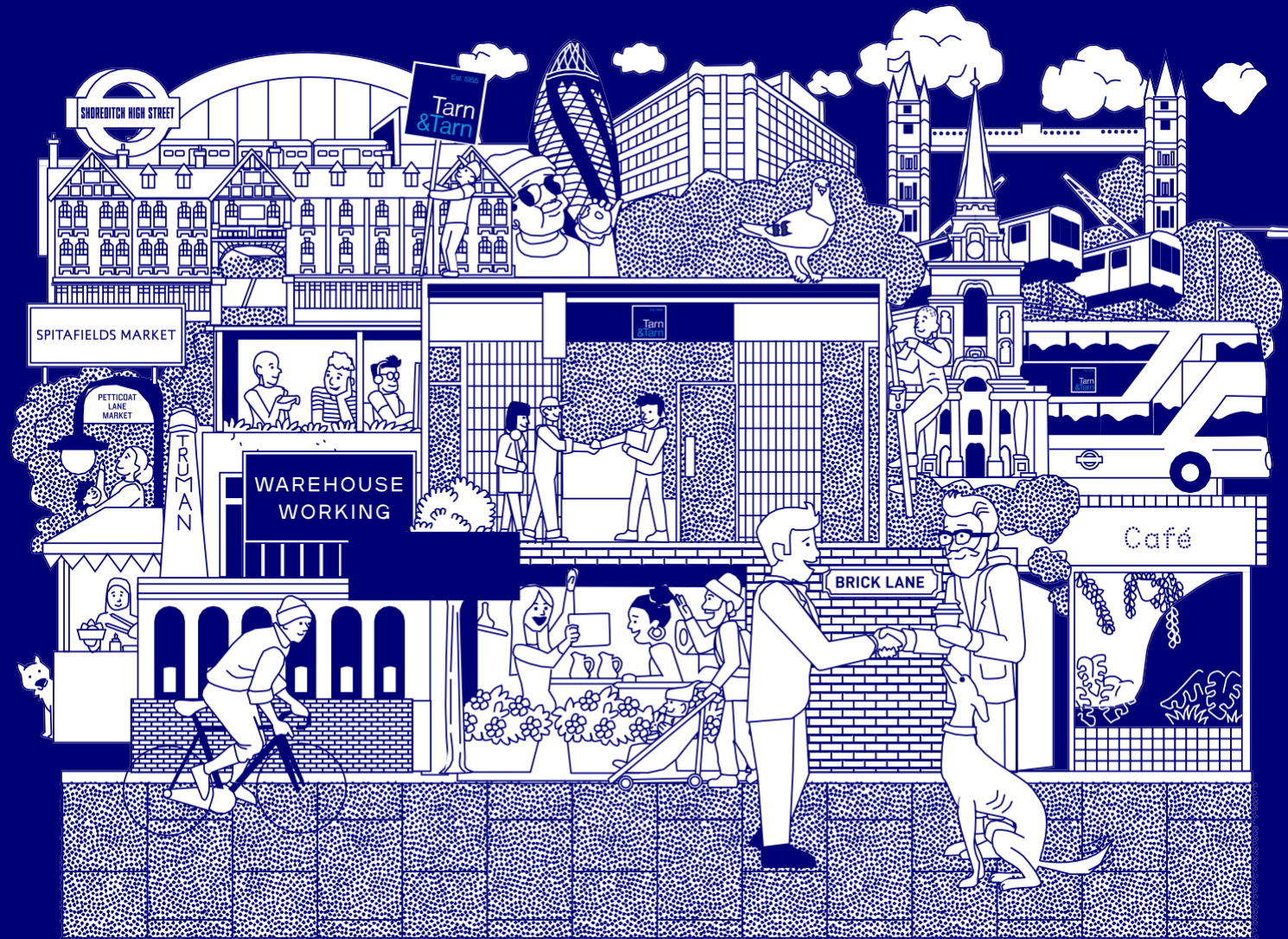


Est. 1955

Tarn &Tarn



**UPLANDS BUSINESS
PARK,
BLACKHORSE LANE,
WALTHAMSTOW,
E17 5QN**

**NEW INDUSTRIAL/
DISTRIBUTION
PREMISES
6,000 FT²**

DESCRIPTION

The available space comprises a self-contained industrial building arranged over the ground floor. The unit offers a newly constructed open-plan warehouse space and benefits from a loading bay with an electric security shutter, multiple parking spaces at the front, and office/WC facilities. The warehouse would ideally suit any business from storage to production/distribution.

SUMMARY

- 24/7 Access
- Good Transport Links
- Loading and Parking Facilities
- Security Shutters
- WC Facilities
- Ceiling Height 9.1m








LOCATION

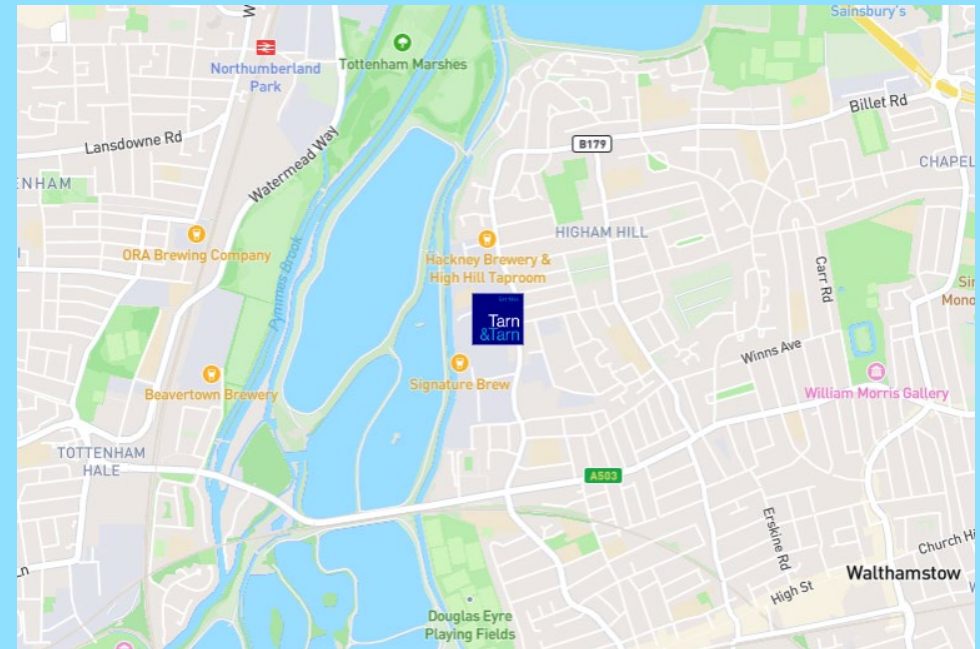
THE AREA

This light industrial premises is a stone's throw away from Hackney Road; an area increasing in popularity amongst the young and trendy locals. The building is located near the Regents Canal and all the amenities of Broadway Market. The area is also well served by London transport bus and train services, with Cambridge Heath station within a short walking distance.



TRANSPORT

-  Blackhorse Road (12-minute walk) – [Victoria](#) and [Overground Line](#)
-  St James Street (25-minute walk) – [Overground Line](#)
-  Tottenham Hale (32-minute walk) – [Victoria Line](#) and [National Rail Services](#)



ACCOMMODATION

FLOOR	FT ²	M ²
Ground Floor	6,000	557.42
TOTAL	6,000	557.42

SUMMARY

Available size	6,000 ft ²
Rent	£137,500 per annum
Business Rates	TBC
Service Charge	TBC
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

BUILDING INSURANCE

Current Cost: TBC

TERMS

A new FRI Lease to be contracted outside the provisions and security of the Landlord and Tenant Act 1954.

VAT

Applicable

LOCAL AUTHORITY

London Borough of Waltham Forest



Est. 1955

Tarn
&Tarn

VIEWINGS

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