



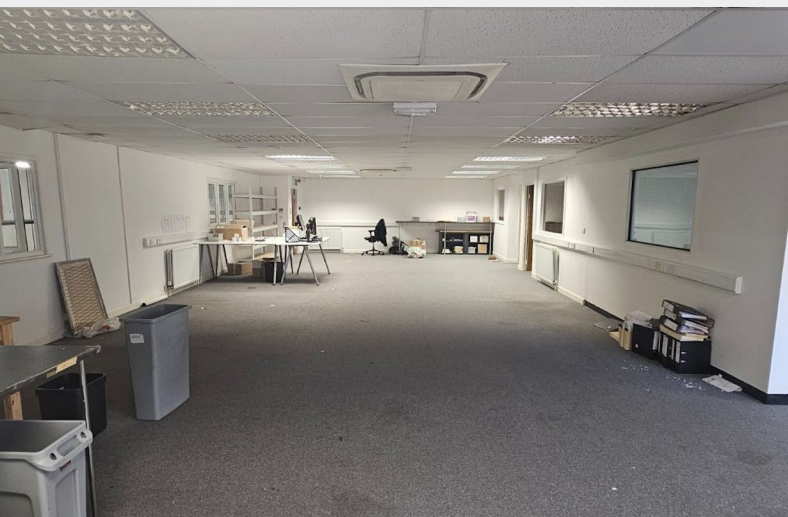
TO LET

17 Forest Trading Estate, Priestly Way

London, E17 6AL

3,772 sq ft

Industrial



17 Forest Trading Estate, Priestly Way, London, E17 6AL

Description

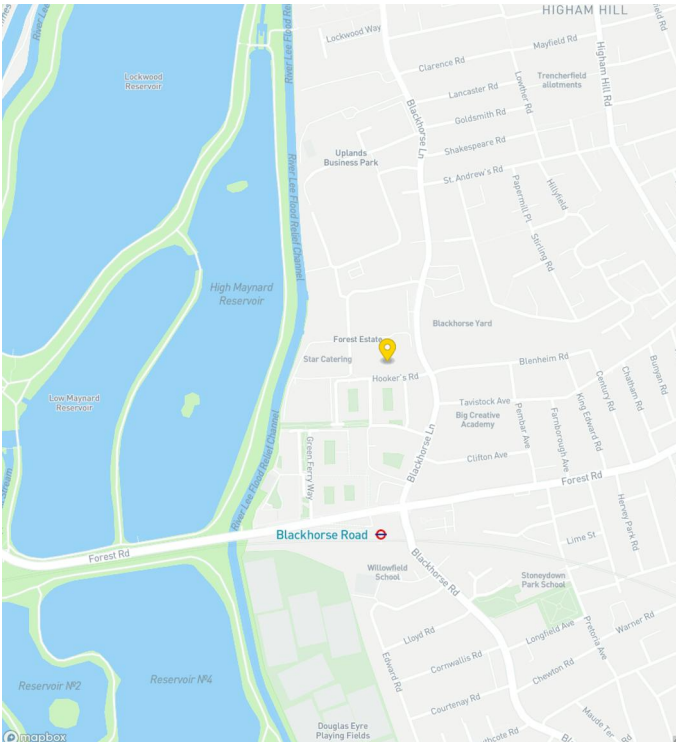
The property comprises a corner unit at the end of a terraced industrial warehouse located within a secure gated estate. Unit 17 features independent access and includes its own yard area with parking for seven vehicles. The warehouse is constructed with brickwork lower elevations and steel profile-clad upper elevations and roof, offering an internal eaves height of 5.4m. Key features include a 3-phase power supply and a ground floor office, with additional office space on the first floor accessed via a mezzanine floor, which can be removed.

Location

The Forest Trading Estate is located within an established industrial estate in the primary industrial zone to the west of Blackhorse Lane (B179). Blackhorse Lane provides direct access to Forest Road/Ferry Lane (A503) to the south and the North Circular Road (A406) via Billet Road to the north, which is approximately 1.7 miles away. The North Circular Road (A406) connects directly to the national motorway network, including the A10 and M11. Additionally, Forest Road (A503) serves as one of the main routes to The City, with London Liverpool Street approximately 7 miles away, and the West End, with Warren Street approximately 7.6 miles away.

Accommodation

Name	sq ft	sq m	Availability
Ground	3,772	350.43	Available
Mezzanine	2,725	253.16	Available



Term	A new lease to be agreed
Rent	On Application
Rateable Value	£63,000
EPC	B
VAT	Applicable

Contacts

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Further Information

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