



# Lockwood Way, Walthamstow, East London, E17 5RB

**TO LET**

**Modern Warehouse Units**

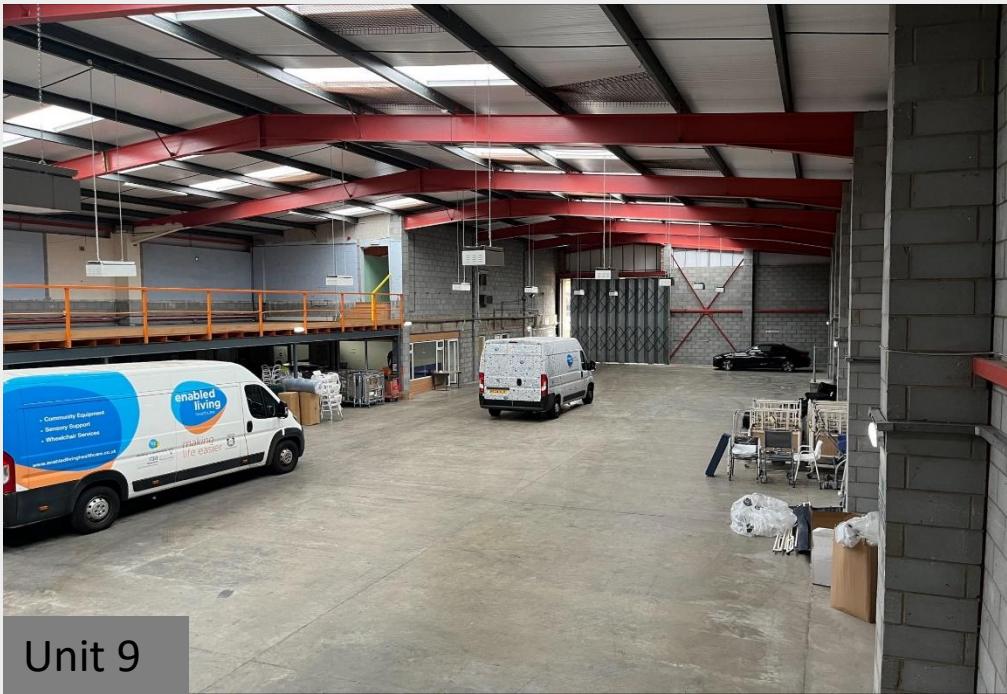
**Unit 1 – 388 sqm / 4,177 sq ft**

**Unit 9 – 956 sqm / 10,294 sq ft**

# Steel portal frame warehouse units in Walthamstow



- Part of Blackhorse Beer Mile
- Easy walking distance to Blackhorse Road Station
- Dedicated parking and large yards
- 3 Phase Power
- Roller shutter doors
- Eaves - Approx 6m to central haunch



Unit 9



Unit 9

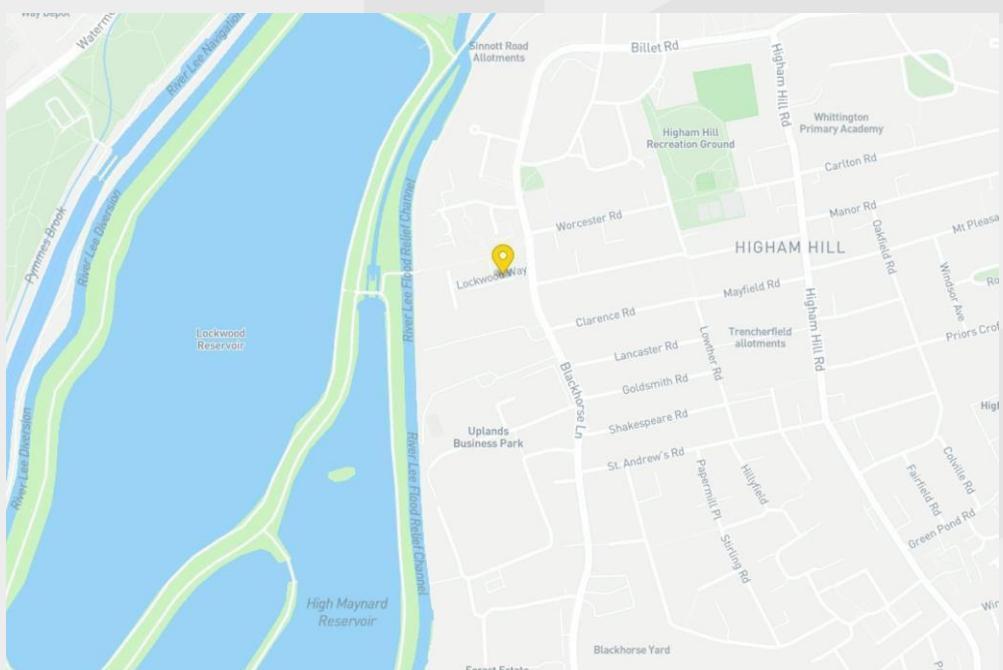
## Description

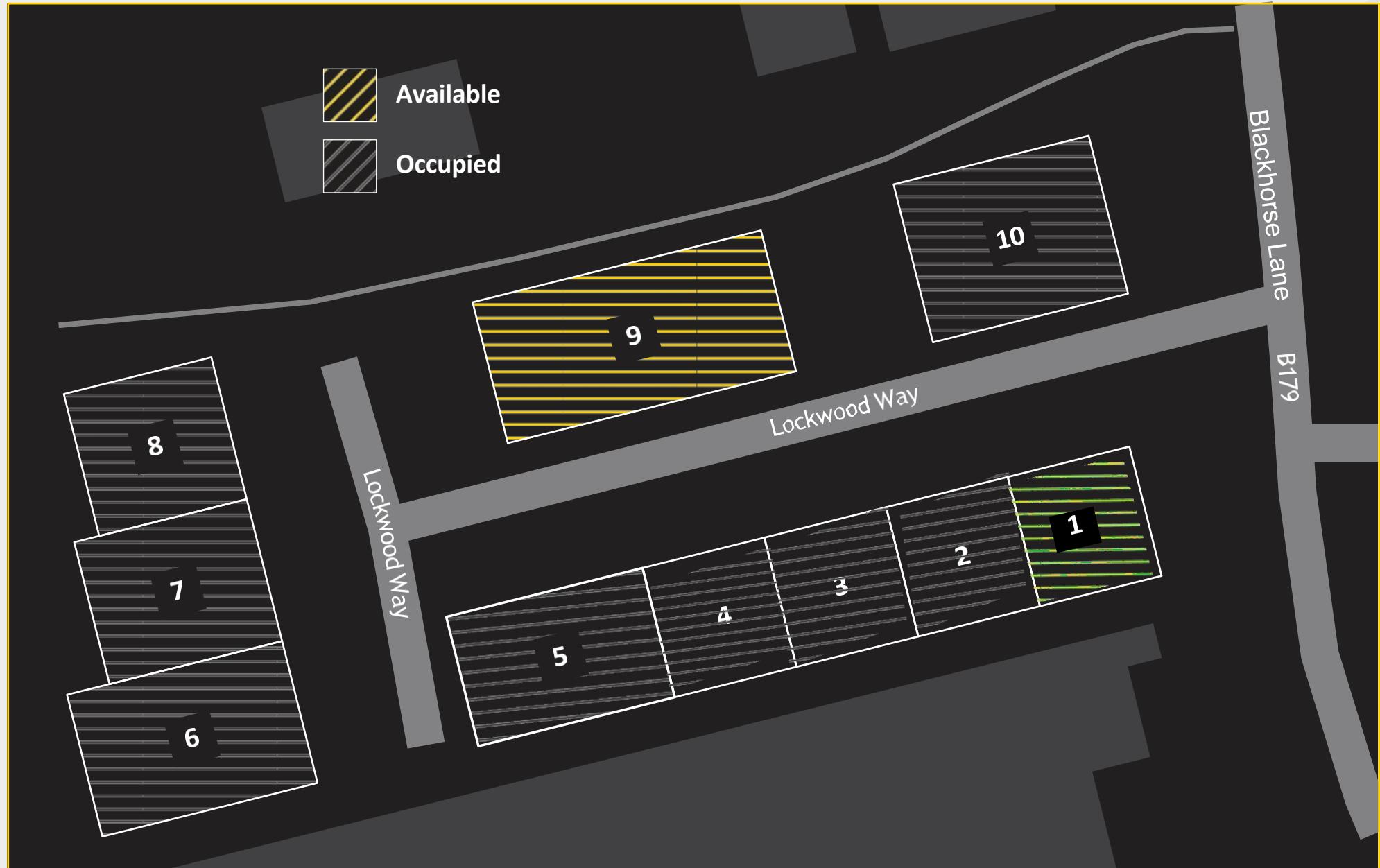
Unit 1 is an end of terrace steel portal frame warehouse unit prominently positioned at the entrance to the estate. The unit offers flexible accommodation well-suited for a range of industrial and logistics occupiers.

Unit 9 is a detached newly refurbished warehouse unit located on the opposite side of the estate road. This unit benefits from a new roof and a large dedicated yard, providing good flexibility for external storage, vehicle circulation and parking.

## Location

The property is located in Walthamstow, on the west side of Blackhorse Lane at its northern end. Blackhorse Lane leads directly to Forest Road/Ferry Lane (A503) to the south and North Circular Road (A406) via Billet Road to the north. The A406 provides access to the national motorway network and Forest Road (A503) is one of the main routes to the City and West End, which is approximately seven miles to the southwest. The property is well served by public transport with several bus stops nearby and Blackhorse Road Station (Victoria Line / Overground Services) just a 10-15 minute walk.





## Accommodation / Availability

Unit	Sq ft	Sq m	Availability
Unit – 1 Mezzanine	4,177 2,472	388.05 229.67	Available
Unit - 9 Mezzanine	10,294 1,612	956.34 149.80	Available

## Tenure / Rent

Available on new lease terms to be agreed / Rent upon application .

## Legal Costs

Each Party will be responsible for their own costs.

## EPC

Unit 1 – C

Unit 9 – D

## Rateable Value

Unit 1 – £57,500

Unit 9 - £113,000

## VAT

VAT will not be applicable on the rent but will be payable on the service charge, insurance and rent deposits at the prevailing rate

## Contacts

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