

TO LET



Unit D

101 Blackhorse Lane
Walthamstow
E17 6DJ

TRADE COUNTER / INDUSTRIAL / WAREHOUSE UNIT

7,872 sq ft (731.3 sq m)



LOCATION

Blackhorse Lane is an established industrial/trade area with a high density population in a Zone 3 location.

The scheme is just 1.7 miles to the A406 North Circular Road and 1.8 miles to Tottenham Hale.

Blackhorse Lane Station is located 1/2 mile from the unit and has underground services (Victoria Line) to central London and Walthamstow Central.



Unit D | 101 Blackhorse Lane Walthamstow E17 6DJ

TRADE COUNTER / INDUSTRIAL / WAREHOUSE UNITS

7,872 sq ft (731.3 sq m)

DESCRIPTION

Prime trade unit prominently located on Blackhorse Lane, Walthamstow. Unit D forms part of a 4-unit estate with an approximate 80 metre frontage onto Blackhorse Lane. Neighbouring occupiers include **Howdens** and **Speedyhire**.

The unit is of portal frame construction with a minimum eaves height of approximately 5.4 metres. Additional benefits include shutter loading door, trade counter entrance, first floor office accommodation and generous allocated parking.

ACCOMMODATION

UNIT D	SQ FT	SQ M
Warehouse	6,012	558.5
Ground Floor Office	946	87.9
First Floor Office	914	84.9
Total	7,872	731.3



**MODERN UNIT OFFERING
FLEXIBLE INDUSTRIAL
ACCOMMODATION**



PROMINENT TRADE PARK



3 PHASE POWER



LEVEL LOADING



**GENEROUS ALLOCATED
PARKING**



UNIT D

Unit D | 101 Blackhorse Lane Walthamstow E17 6DJ

TRADE COUNTER / INDUSTRIAL / WAREHOUSE UNITS

7,872 sq ft (731.3 sq m)

VAT

◇◇◇◇◇◇

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

◇◇◇◇◇◇

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

◇◇◇◇◇◇

For business rating information please visit the Valuation Office Agency website voa.gov.uk

TERMS

◇◇◇◇◇◇

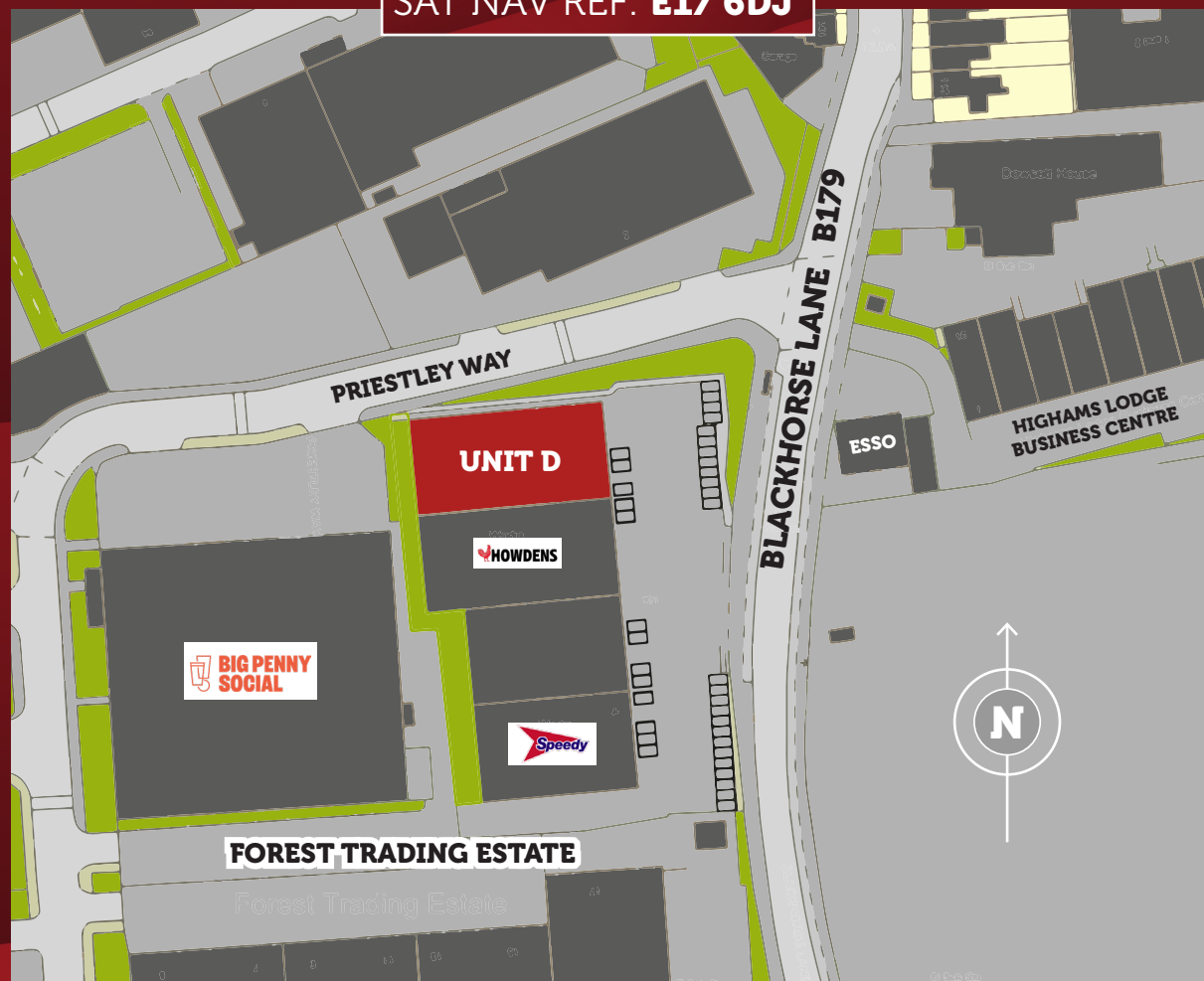
Available by way of a new FRI Lease.
Rent available on request.

EPC

◇◇◇◇◇◇

Unit D: To be reassessed

SAT NAV REF: **E17 6DJ**



VIEWINGS For viewing and further information strictly through the joint agents.

**Lambert
Smith
Hampton**

RICHARD FLOOD
M 0775 467 4580
E RFlood@lsh.co.uk

JOE SKINNER
M 0773 997 3929
E JSkinner@lsh.co.uk

lsh.co.uk



PAUL LONDRA
M 07779 269 290
E paul.londra@tlre.co.uk

EDWARD THOMASON
M 07818 065 276
E ed.thomason@tlre.co.uk

tlre.co.uk



HARRY ROBINS
M 07866 075 899
E harry.robins@strettons.co.uk

CHRIS WADE
M 07816 505 718
E chris.wade@strettons.co.uk

strettons.co.uk

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasebusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part of an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect. **September 2025**