

# WALTHAM PARKWAY

REFURBISHED WAREHOUSE/TRADE UNIT  
WALTHAMSTOW, LONDON E17 5DU

**UNIT 14** / 11,418 SQ FT (1,091 SQ M)



Fully Refurbished



LED Lighting



New Roof



Air Conditioning

**AVAILABLE NOW**



# REFURBISHED WAREHOUSE/TRADE UNIT

## AVAILABLE FOR IMMEDIATE OCCUPATION LONDON E17

Waltham Park Way is an established trading estate benefitting from almost immediate access to the North Circular (A406) and close proximity to Walthamstow. There are numerous national operators situated within the estate including Screwfix, Electric Center, Wolseley, City Plumbing Supplies, Benchmark, ITS, and Faithull & Dean.

Unit 14 provides the opportunity to lease a high quality, self-contained unit situated on a secure estate. Additional sustainable features can be incorporated subject to occupier requirement, including PV Panels and Air Source Heating.



**Fully Refurbished**



**LED Lighting**



**New Roof**



**Secure Estate**



**3-phase Electricity**



**Air Conditioning to Offices**



**1 Automatic Surface Loading Door**



**12 Parking Spaces & EV Charge Point**

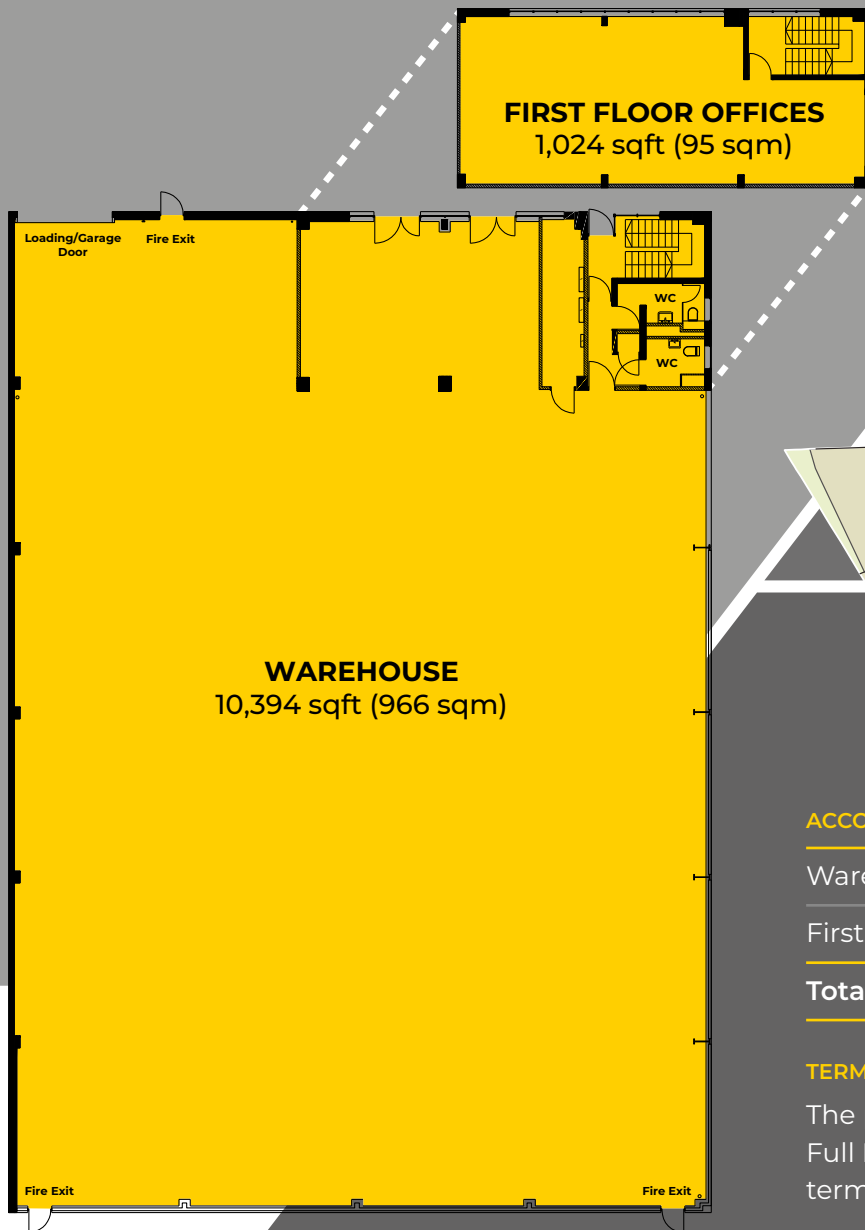


**Clear Internal Height - 6.5m**



**Dedicated Yard (can be secured)**





ACCOMODATION (GIA)	sq ft	sq m
Warehouse	10,394	966
First Floor Offices	1,024	95
<b>Total</b>	<b>11,418</b>	<b>1,091</b>

#### TERMS

The property is available by way of a new Full Repairing and Insuring Lease for a term and rent to be agreed.

#### EPC

The building has an EPC Rating of B47 with the EPC being in place until July 2031.

#### SERVICE CHARGE

The 2024/25 service charge budget can be made available on request. A program to upgrade the common areas of the estate will be implemented - full details available upon request

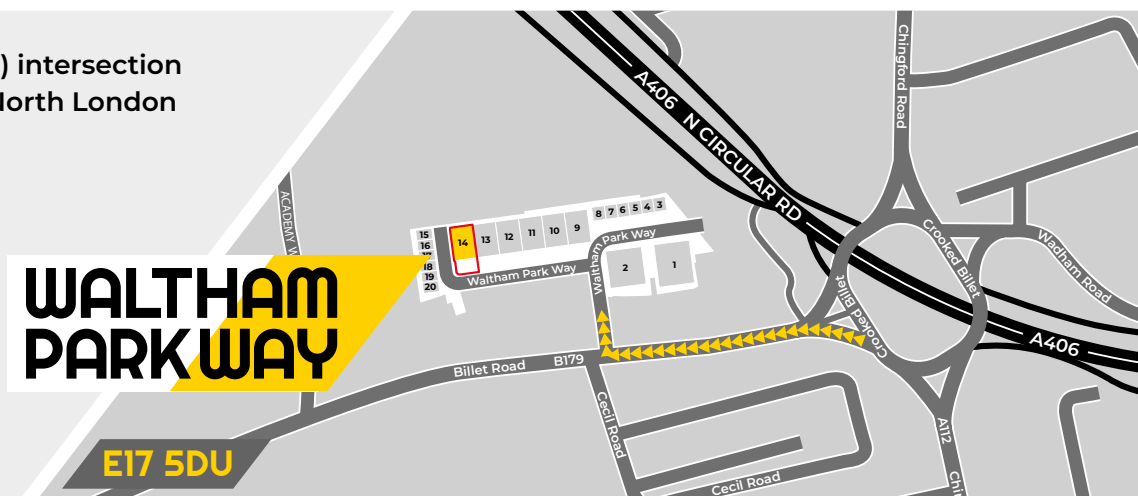


For identification purposes only

Waltham Parkway is situated adjacent to the North Circular Road (A406) intersection with the A112 providing excellent access to the Walthamstow area and North London as well as into Central London.

#### DISTANCES

North Circular Road (A406)	0.1 Miles	M25 (J27)	9.5 Miles
Walthamstow Central Station (Victoria and Overground)	1.7 Miles	City Airport	11.3 Miles
M11 (J4)	2.4 Miles	Tilbury Docks	24.5 Miles
Central London	7.0 Miles	London Stansted Airport	27.6 Miles



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