

Tarn
&Tarn

OPEN PLAN WAREHOUSE NEAR LONDON'S GOD'S OWN JUNKYARD VENUE

1298 FT²



DESCRIPTION

This open-plan facility features high ceilings, durable concrete floors, and a clear-span layout with no internal pillars. These amenities provide maximum flexibility for storage, machinery, or workflow design. Equipped with reliable water supply and efficient gas heaters, the space is ready to support year-round productivity in a clean, functional, and highly adaptable environment.

SUMMARY

- Open plan without pillars
- High Ceilings
- Concrete floors
- Gas Heater
- Water Supply
- 3-Phased Power





LOCATION

THE AREA

Unit 22A is located on the Ravenswood industrial estate on Shernhall street, E17 9HQ, in the heart of Walthamstow. The estate is easy to reach by road, with quick links to the A406, A12, and wider east London routes. Walthamstow central station is close by, providing underground and overground services for staff and visitors. The surrounding area offers a mix of local shops, cafés, and services, making it a practical and accessible base for day-to-day operations.



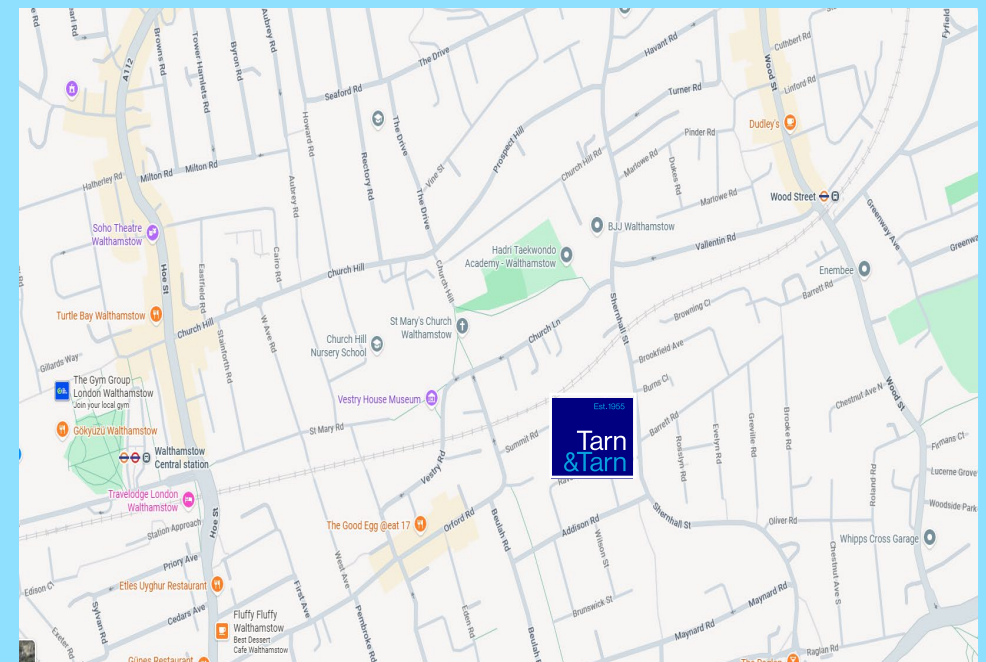
TRANSPORT



Wood Street (10-minute walk) – **Overground Line**



Walthamstow Central (18-minute walk) - **Overground Line** and **Victoria Line**



ACCOMMODATION

UNIT	SQ FT	RENT (£PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Unit 22A	1,298	£33,748	£1,787.85	EXEMPT – TO BE ASSESSED	£36,592.05
TOTAL	1,298				

TERMS

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

BUILDING INSURANCE

£1056.20 per annum

VAT

Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Waltham Forest



Est. 1955

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VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.