



18 A-D, Hickman Avenue, Highams Park, London, E4 9JG

Available To Rent or For Sale

19,702 sq ft office/light industrial building in Highams Park available to rent or for sale

Location

Highams Park is a densely populated district within the London Borough of Waltham Forest. The site is located on the north side of Hickman Avenue, just off Larkshall Road. Both the property and the wider Highams Park area benefit from good road connectivity, being situated less than one mile from the A406 North Circular Road and with access to the A10 to the north-east via Larkshall Road. The North Circular provides direct access to key arterial routes, including the M11 motorway, the A10 and the A12. Both the A10 and the M11 intersect with the M25 motorway. Highams Park Overground Station is located approximately 0.3 miles to the west of the site, offering regular services to and from Chingford and London Liverpool Street. These services include direct connections to Walthamstow Central Station, which is served by both the London Overground and the Victoria Line Underground service.

 Highams Park	0.3 mile	 A406 North Circular	1 mile	 A10	54 miles	 M11 Motorway	28 miles
--	----------	---	--------	---	----------	--	----------



Description

The rectangular shaped building consists of four modern, interlinked office units, providing approximately 19,702 sq ft of accommodation incorporating a range of offices, meeting rooms and a training centre arranged over ground and first floors. The property has its own access via Hickman Avenue with the front of the site currently being used for parking benefitting from parking for 11 cars and is fully secured by perimeter fencing.

The property benefits from:

- Three phase electricity
- Gas supply
- Located within walking distance from Higham's Park Station (London Overground Weaver Line Services to and from London Liverpool St and Chingford)
- Use is light industrial within Class B1(a) of the Town and Country Planning (Use Classes) Order 1987, now falls under Class E(g)(i)

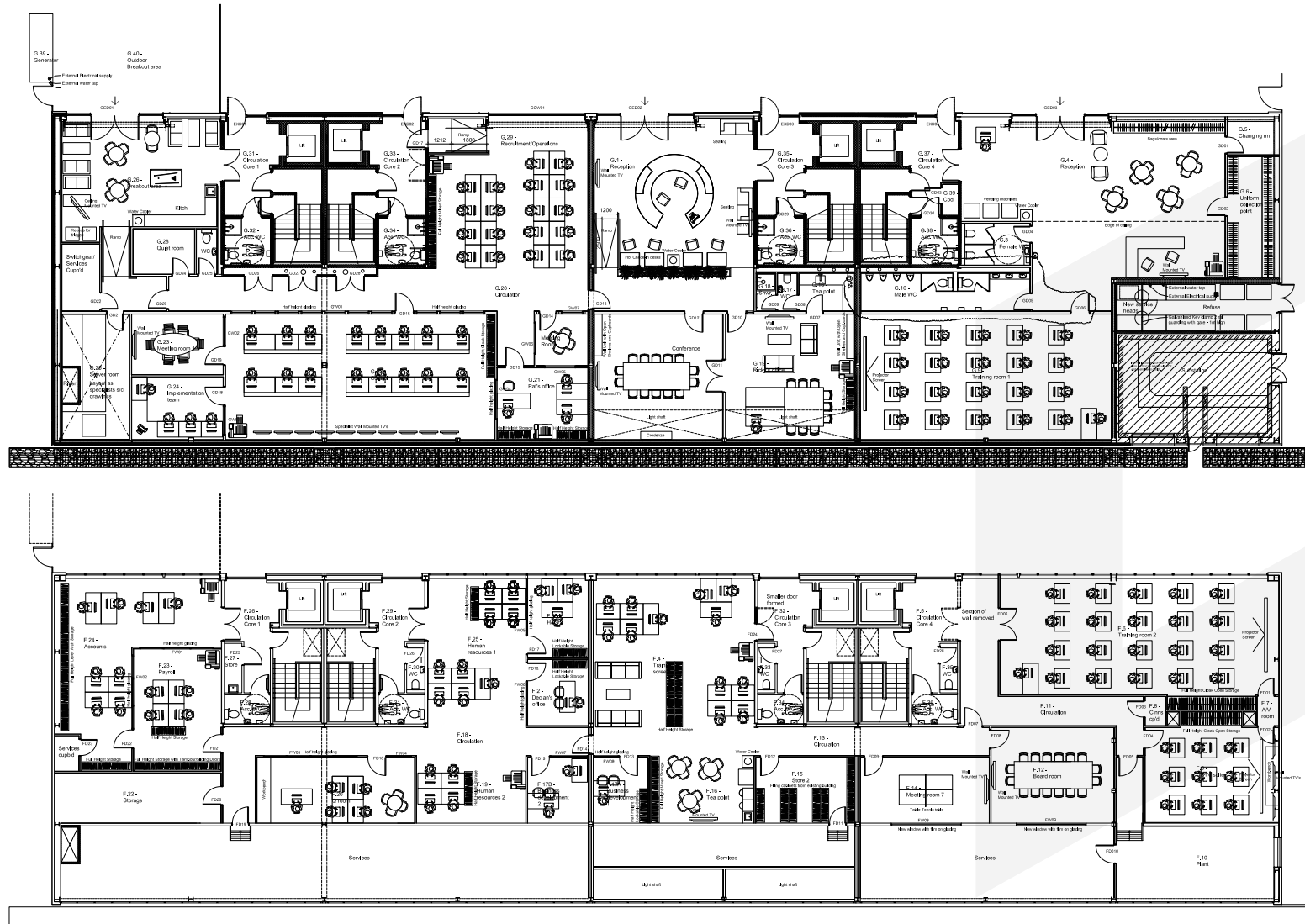
Accommodation	Sq ft	Sq m
Ground Floor	4,699	437
Elevated Ground Floor	5,457	507
Ground Floor Total	10,156	944
First Floor	4,785	445
Elevated First Floor	4,761	442
First Floor Total	9,546	887
Total	19,702	1,830

Residential Planning

Planning consent for demolition of existing building to provide a 6-8 storey residential led scheme providing 87 new homes, comprising a mix of one, two and three bedroom apartments. Planning was granted in June 2025 (Ref: 241692). More information is available in the dataroom.



Floorplan



Parties are advised to verify the sizes/measurements.

Further Information



Rent/Price

On application

Tenure

A new lease available direct from the landlord, on a term to be agreed.

Title Number AGL400820 is available to purchase

EPC Rating

B

Dataroom

<https://portal.kato.app/data-room/1176/18-a-d-hickman-avenue>

Business Rates

Rateable Value: £248,839

<https://www.tax.service.gov.uk/business-rates-nd/valuations/start/13056579000>.

Interested parties are advised to make their own enquiries with the local authority, London Borough of Waltham Forest

VAT

VAT payable

AML

The successful tenant or purchaser will be required to comply with Strettons' and the FCA's Anti Money Laundering requirements.



STRETTONS

For further information please contact:

Aasia Pathan

Director

07807 979 061

aasia.pathan@strettons.co.uk

Harry Robins

Senior Surveyor

07866 075 899

harry.robins@strettons.co.uk

Ashleigh Blackwood

Property and Data Analyst

07973 976 298

ashleigh.blackwood@strettons.co.uk

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Subject to Contract. July 2026.