



STRETTONS

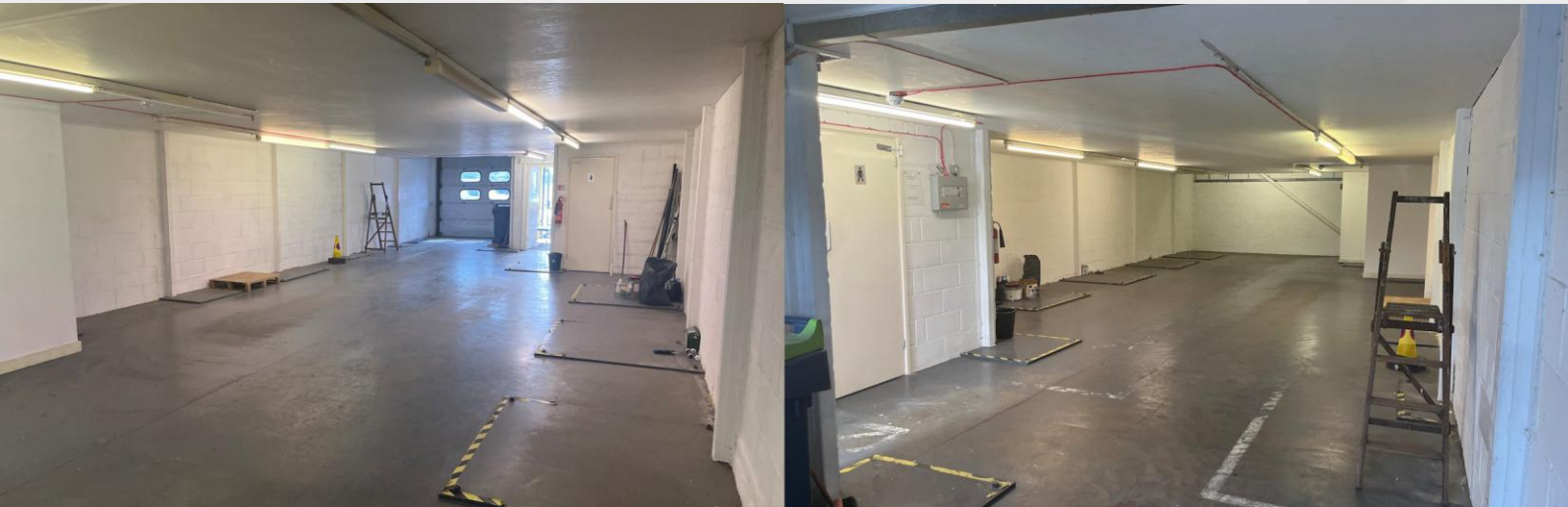


TO LET

Unit 25 Walthamstow Business Centre, Clifford Road
London, E17 4SX

1,238 sq ft / 115.01 sq m

Industrial / Warehouse



Industrial / Warehouse To Let

strettons.co.uk

Unit 25 Walthamstow Business Centre, Clifford Road, London, E17

Description

A modern industrial warehouse premises offering open plan accommodation with a WC, kitchenette and office/reception space. The property is accessed through one personnel door and a vehicle shutter. There is parking immediately in front of the unit for 2-3 vehicles. Suitable for storage and general industrial uses.

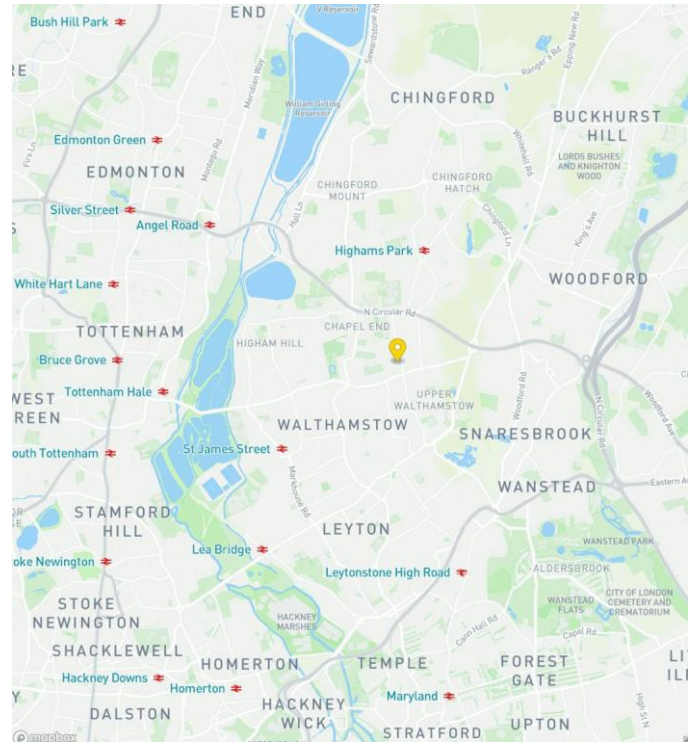
- Well maintained modern industrial estate
- Alarm
- Gas
- 2 Parking Spaces
- Good access to the A406 North Circular
- Loading Shutters

Location

The unit forms part of a modern estate just to the north of Forest Road (A503). Forest Road links with the A406 North Circular Road at the Waterworks roundabout (approx 1 km from the property). The A406 leads east to junction with the M11 and the A13. Heading west Forest Road is a main route through to the City and West End. A number of retail and catering facilities are within easy walking distance of the estate and numerous bus services run along nearby Forest Road, Fulbourne Road and Wood Street. There is also a network rail station at Wood Street.

Accommodation

Name	sq ft	sq m
Ground Floor Warehouse	1,238	115.01
Mezzanine Floor	1,076	99.96



Terms	To Let
Rent	£2,750 pcm
EPC	C
Rateable Value	£21,000
VAT	TBC

Contacts

Charles Wood
020 3988 5333 | 07970 434 876
charles.wood@strettons.co.uk

Sean Hosty
020 3739 7930 | 07483 997 267
sean.hosty@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.