

WALTHAM PARKWAY

TO BE REFURBISHED WAREHOUSE/LOGISTICS UNIT
WALTHAMSTOW, LONDON E17 5DU

UNIT 1 / 23,510 SQ FT (2,184.1 SQ M)



Refurbishment Planned



LED Lighting



41 Parking Spaces



4 Loading Doors

**WALTHAMSTOW'S
PREMIER TRADE ESTATE**



*indicative image



*indicative image

TO BE REFURBISHED WAREHOUSE/LOGISTICS UNIT AVAILABLE FOR OCCUPATION JULY 2026 **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 Dulux, Screwfix, Electric Center, Wolseley, City Plumbing Supplies, Benchmark, ITS and Brewers.

Unit 1 provides the opportunity to lease a high quality, fully refurbished, self-contained unit with excellent visibility, situated on a secure estate. Available July 2026.



Refurbishment Planned



LED Lighting



Secure Estate



3-phase Electricity



4 Surface Loading Doors



41 Car Parking Spaces



Clear Internal Height - 6.5m

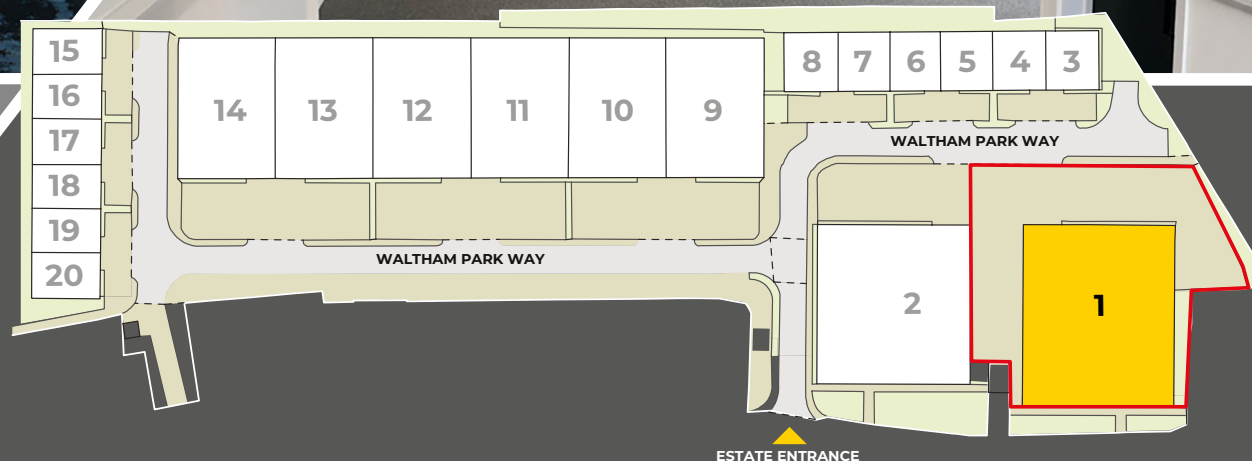
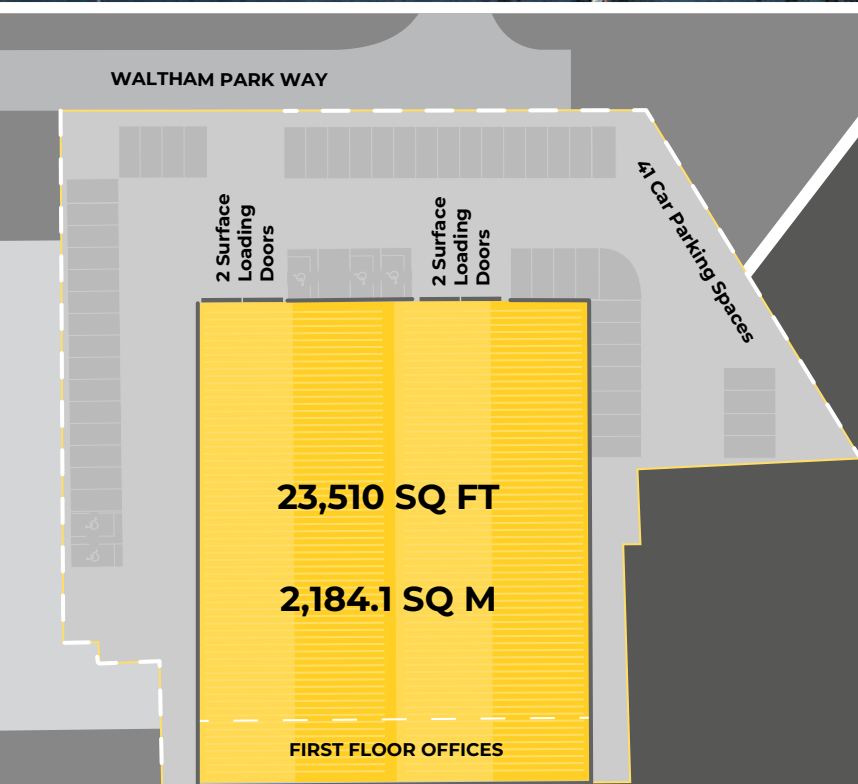


Dedicated Yard (can be secured)

*indicative image



*indicative image



ACCOMODATION (GIA)	sq ft	sq m
Warehouse	20,874	1,939.2
First Floor Offices	2,636	244.9
Total	23,510	2,184.1

EPC

The epc rating is A 18.

TERMS

The property is available on a new Full Repairing and Insuring Lease, with term and rent to be agreed.

SERVICE CHARGE

The 2026/27 service charge budget can be made available on request.



For identification purposes only

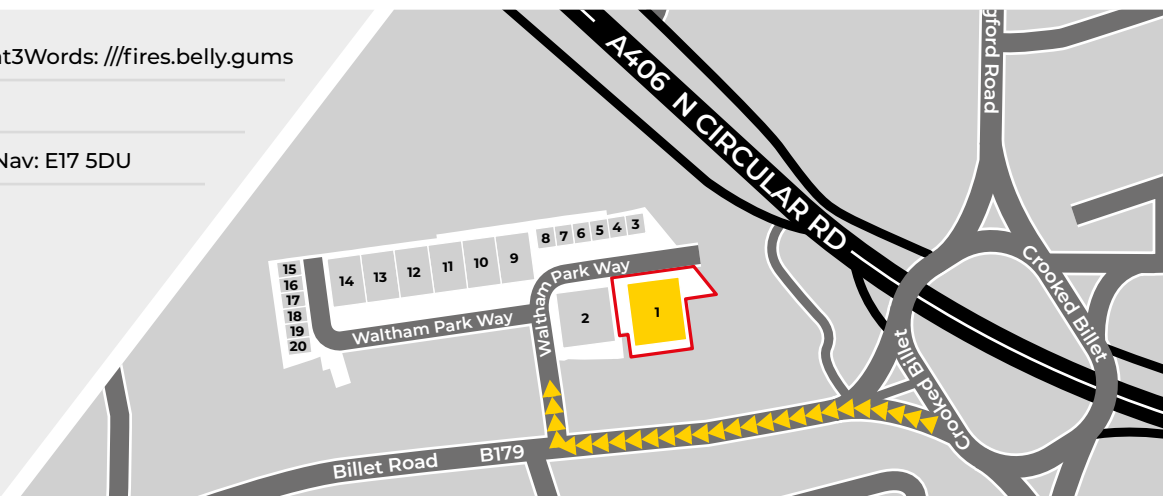
Waltham Parkway is situated adjacent to the North Circular Road (A406) intersection with the A112 providing excellent access to the Walthamstow area and North London as well as into Central London.

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

What3Words: ///fires.belly.gums

Sat Nav: E17 5DU



For all lettings and enquiries contact:



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