

# 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



WALTHAM PARK WAY

2 Surface Loading Doors

2 Surface Loading Doors

41 Car Parking Spaces

**23,510 SQ FT**

**2,184.1 SQ M**

FIRST FLOOR OFFICES

**ACCOMODATION (GIA)**

Warehouse

sq ft

20,874

sq m

1,939.2

First Floor Offices

2,636

244.9

**Total**

**23,510**

**2,184.1**

**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.

**EPC**

The epc rating is A 18.



For identification purposes only

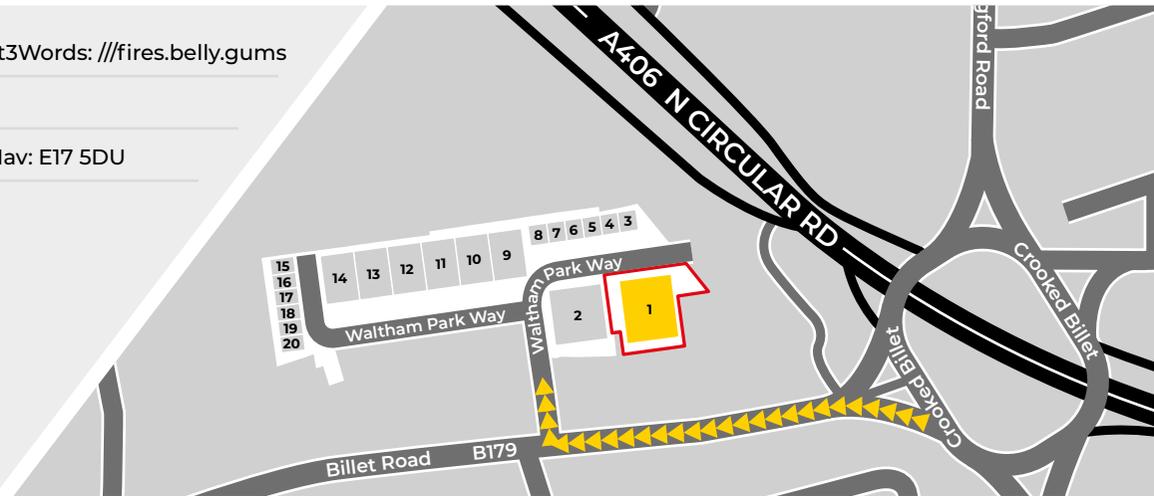
**Waltham Parkway is situated adjacent to the North Circular Road (A406) intersection with the A112 providing excellent access to the Walthamstow area and North London as well as into Central London.**

What3Words: ///fires.belly.gums

Sat Nav: E17 5DU

**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



**For all lettings and enquiries contact:**



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