

Est.1955

Tarn
&Tarn

30 SUTHERLAND
ROAD
WALTHAMSTOW
E17 6BH

HIGHLY FUNCTION
INDUSTRIAL UNIT
WITH EXTERNAL
YARD AND
ADDITIONAL
STORAGE
5,550 FT²



DESCRIPTION

Highly functional industrial unit with additional secure external storage and parking area. Offering a mix of ground floor and mezzanine storage with great internal clearance for maximum space utilization and three phase power supply. The space is accessed via three roller doors and comes well equipped with modern offices and kitchenette and WC.

SUMMARY

- Close Proximity to Major Arterial Routes (A406, A10, M11)
- Ground Floor and Mezzanine Storage
- Great Internal Clearance
- Self-Contained
- Large Secure Storage Area
- Three Phase Power
- 5M Ceiling Height
- c. 6x Parking
- 4x Full Size Containers



LOCATION

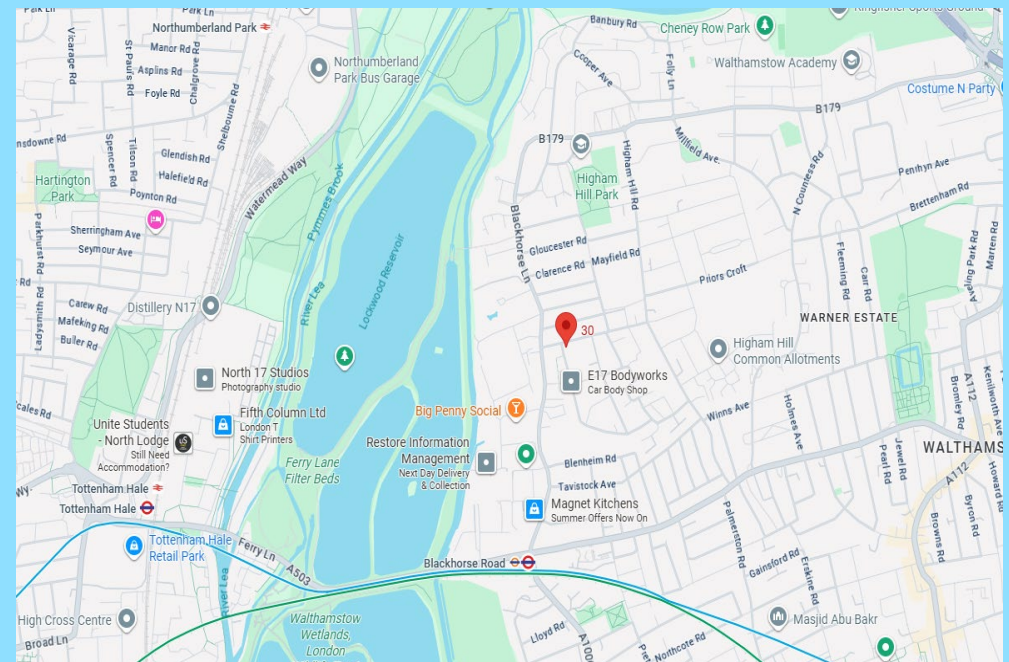
THE AREA

Positioned on Sutherland Road, only a short distance to Blackhorse Lane, Forest Road and major transport routes including the A10 and A406. This site benefits from easy access to local amenities including trade supply stores such as ToolStation and public transport services including Blackhorse Road Underground Station (10min walk) providing city access via Victoria Line, London Overground and local bus routes.



TRANSPORT

-  Blackhorse Road (10-minute walk) - **Overground Line** and **Victoria Line**
-  St James Street (23-minute walk) – **Weaver Overground**
-  Tottenham Hale (30-minute walk) – **Stansted Express**



ACCOMMODATION

AREA	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
INTERNAL	5,550				
EXTERNAL	2,500				
TOTAL	8,050	£120,000	N/A	£20,209.5	£140,209.5

TERMS

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

LEGAL COSTS

Ingoing tenant is liable to pay both freeholder's and their own legal cost.

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



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VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

LUKE MARIONI
T 077346 01111
E LUKE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



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