

uplands.e17

**Blackhorse Lane,
Walthamstow E17 5QN**

Units available from
6,620 – 7,478 sq ft

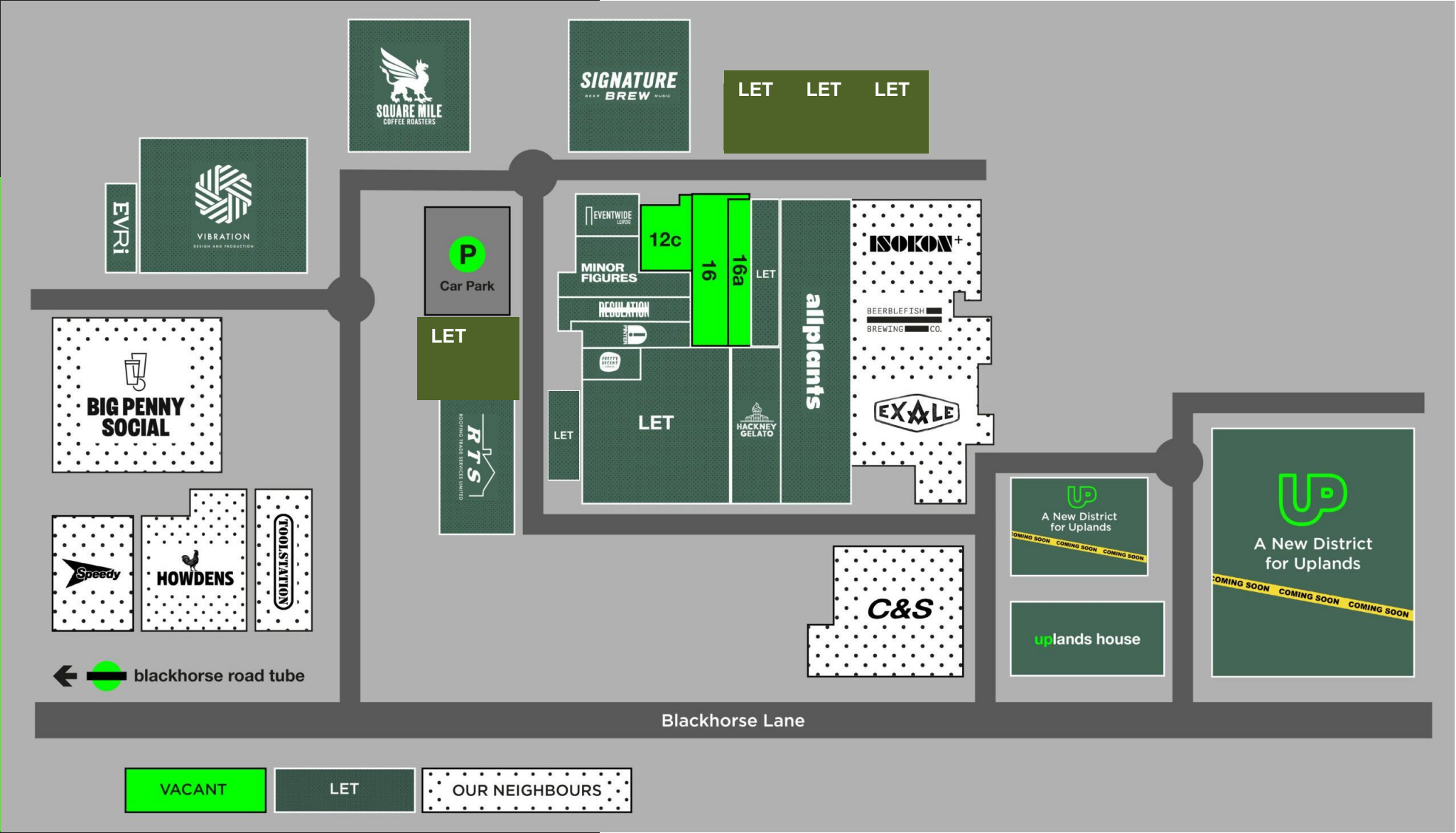
To let

**Vibrant mix of industrial, warehouse and studio/office space
attracting a creative businesses community**



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Description

With 45 units of various sizes, this North East London business park offers flexible spaces for different business needs. Each unit has loading access and allocated parking, and the estate is easily accessible from three separate entrances.

The estate has undergone a phased refurbishment programme, enhancing its visual appeal and functionality. Whether you need a small creative space or a large warehouse, you will find a suitable space in this vibrant and well-maintained estate.

The industrial units feature excellent natural daylight, open plan floor plates suitable for a wide range of fit-outs, and loading door access.

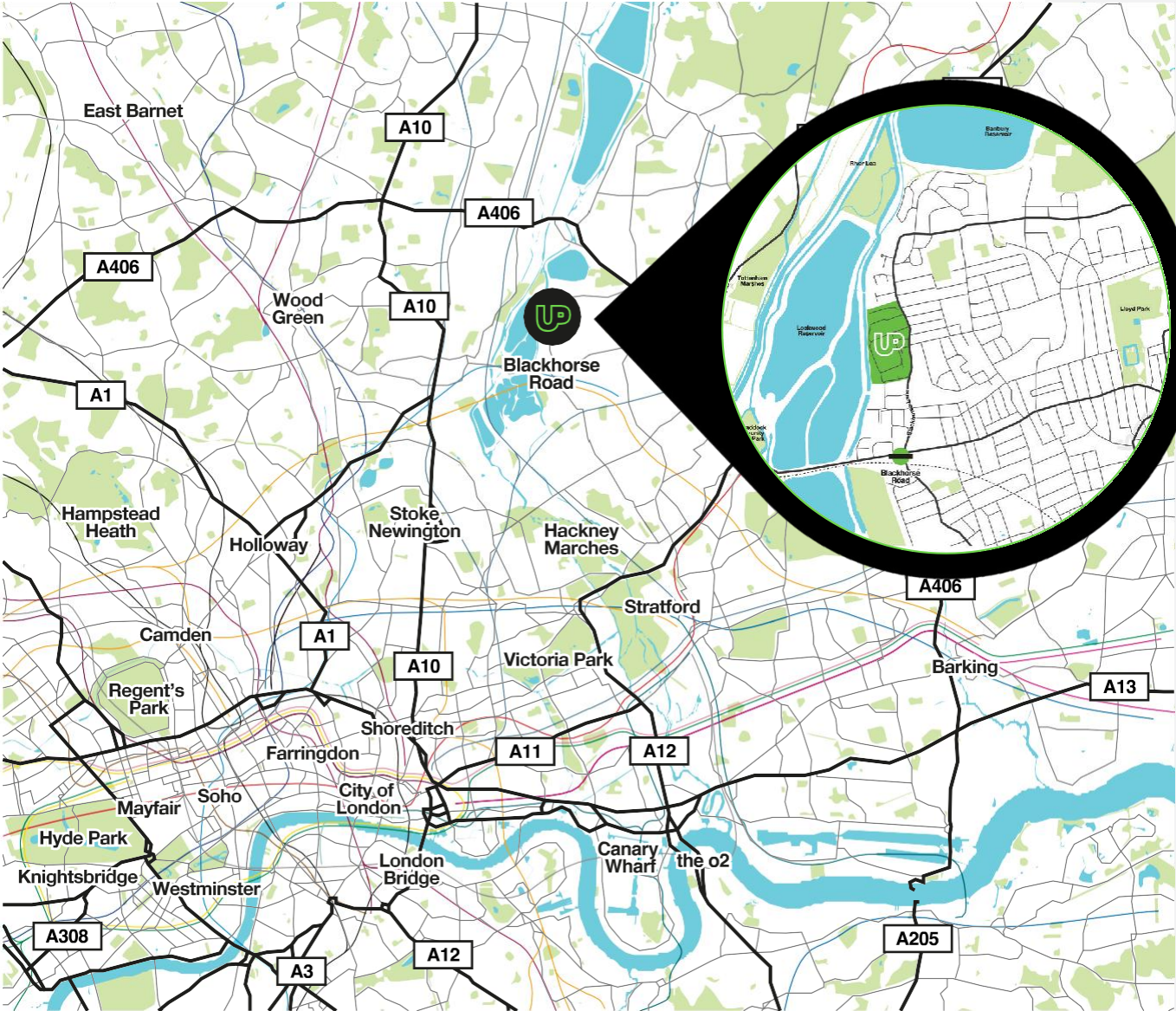


Amenities

- **Excellent connectivity**
- **Refurbished**
- **Parking**
- **Open plan**
- **Business community**
- **Close to station**

Available Units

Unit	Sq ft	Sq m	Status
12c	7,154	664.6	Available
16	7,478	694.7	Available
16a	6,620	615.1	Available



Walthamstow has **fantastic green spaces** on the door step and places of interest that are equal to those anywhere else in London.



Location

Uplands E17 on Blackhorse Lane boasts excellent connectivity to three major train stations. Just 0.3 miles away, Blackhorse Road station provides Victoria Line and London Overground services, reaching London Liverpool Street in just 23 minutes.

Walthamstow Central, (1 mile), offers both Victoria Line and London Overground services. Additionally, Queens Road Overground station, also 1 mile away, connects to the Gospel Oak to Barking line. This superb transport network ensures seamless access, making Uplands Business Park an ideal business location.

The Walthamstow Wetlands is a nature reserve that includes Coppermill Fields and Leyton Marsh, which are all part of this Green Flag award winning site.

Epping Forest and Loyds Park is a stone's throw from the William Morris Museum, which is a short distance from Walthamstow Market - the longest outdoor market in Europe, where there is nothing, you cannot buy. Walthamstow even has a lighthouse, 35 miles from the sea!

	mins
blackhorse lane	5
oxford circus	16
kings cross	14
shoreditch high street	22
victoria station	22
liverpool street station	23
london bridge	31
stratford	30



A unit for
every type of
business



uplands
e-seventeen

Legal Costs

Each party to bear their own costs

EPC

Available upon request

VAT

VAT is payable if applicable

Tenure

Short term/Long term flexible leases
available

Rent

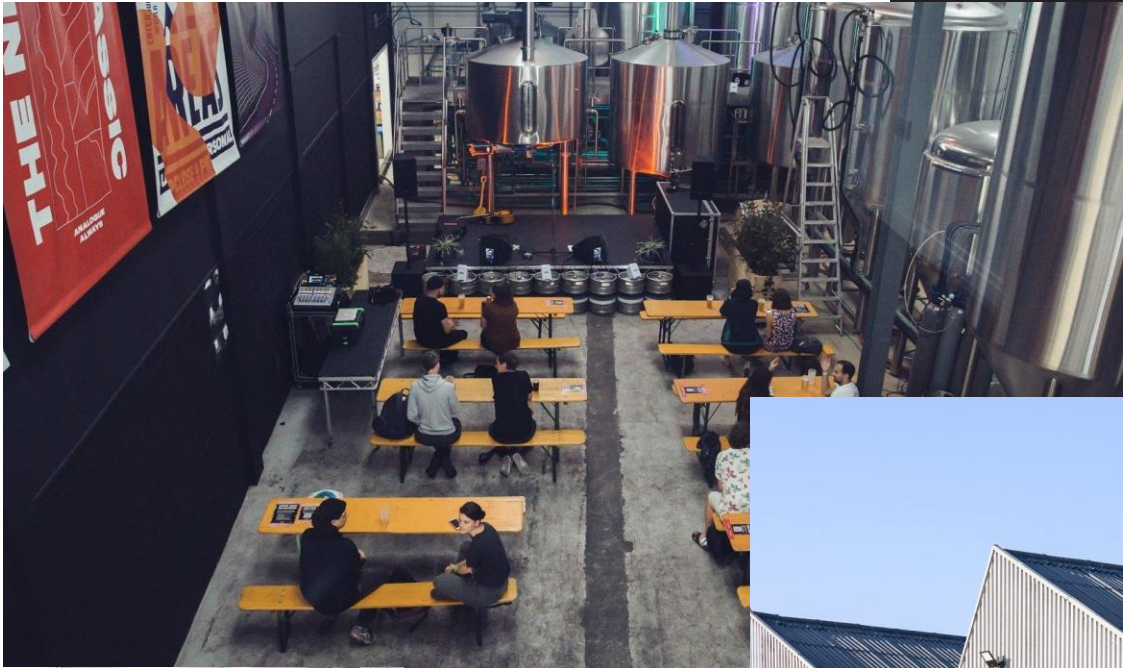
On application

Business Rates

London Borough of Walthamstow

Website URL

uplands-e17.co.uk



uplands
e-seventeen



Some of our businesses that are
already working here



allplants



SIGNATURE
BEER BREW MUSIC



For further information please contact



Harry Robins

07866 075 899

harry.robins@Strettons.co.uk

Neal Matthews

07803 850 227

neal.matthews@Strettons.co.uk

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