STRETTONS

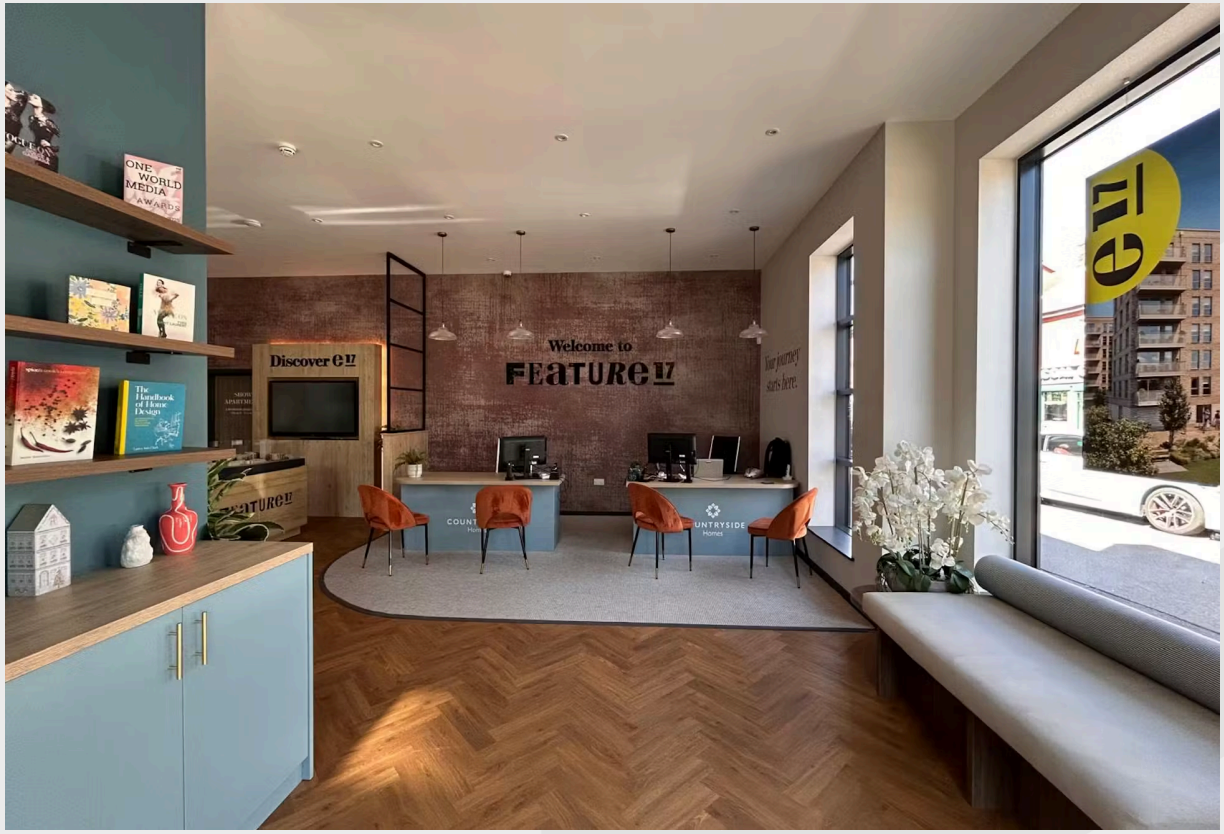


Wood Street, London, E17 3HX

Class E Retail / Leisure For Sale | Offers from £525,000 | 1,460 sq ft

020 8520 9911
www.strettons.co.uk

Former Marketing Suite, Moments from Wood Street Station, Sold with Vacant Possession.







- 250-year long leasehold opportunity
- Sold with vacant possession
- Well presented former marketing suite
- Wood Street Station - 2 minute walk
- Class E single storey commercial premises
- Extensive frontage onto Wood Street
- Comprises an open-plan marketing suite and 2-bedroom show home
- Ideal for owner-occupiers / investors



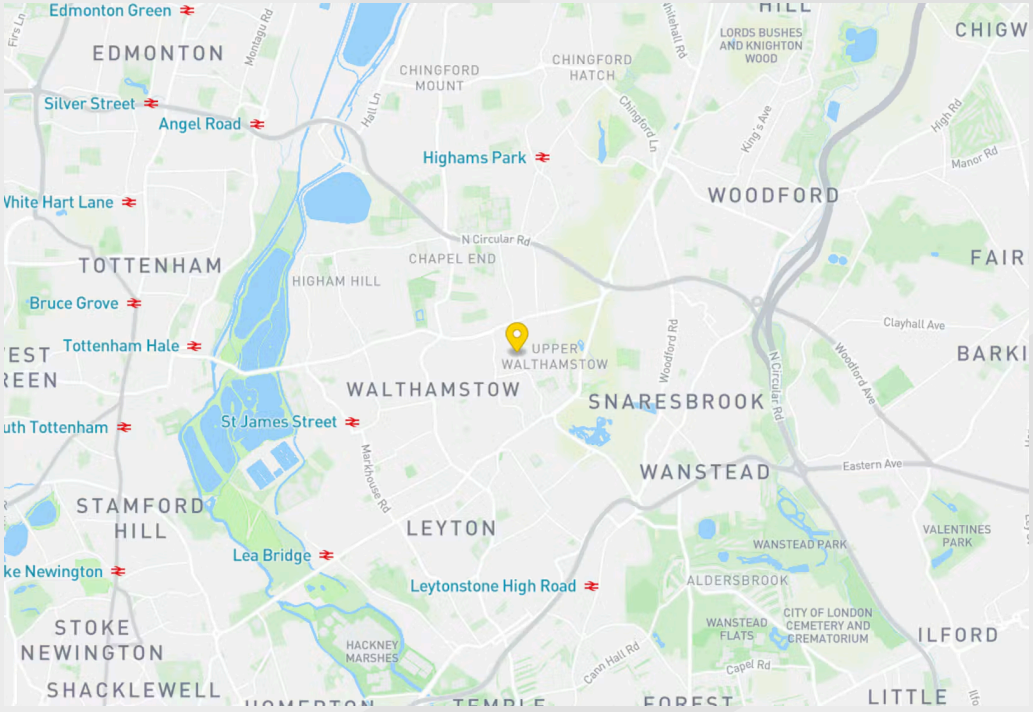


Description

The premises comprises a Class E ground floor former marketing suite, arranged as an open-plan marketing showroom, together with a two-bedroom show home to the rear. Feature 17 is the final, 258-home regeneration phase of the Marlowe Road Estate developed by Vistry Group. An estate service charge is payable.

Location

Situated in Walthamstow, positioned on Wood Street, the premises occupies a well-established retail and residential location benefiting from excellent transport links, with Wood Street Overground Station just a short walk away, providing direct services to London Liverpool Street. The area benefits from a strong local customer base and increasing levels of regeneration and investment activity, with a range of national occupiers including Co-op, Post Office, Travis Perkins and Tesco Express, further enhancing the immediate trading environment and local footfall.



Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Price	Rates payable	EPC	Availability
Ground	1,460	135.64	£525,000	£18,870 /annum	A (24)	Available
Total	**1,460**	**135.64**				

Tenure

Long Leasehold

EPC

A (24)

VAT

Applicable

Configuration

Upon enquiry

Contacts

Finlay Milnes
07791744289
finlay.milnes@strettons.co.uk

Chris Collins
07803 850 228
chris.collins@strettons.co.uk

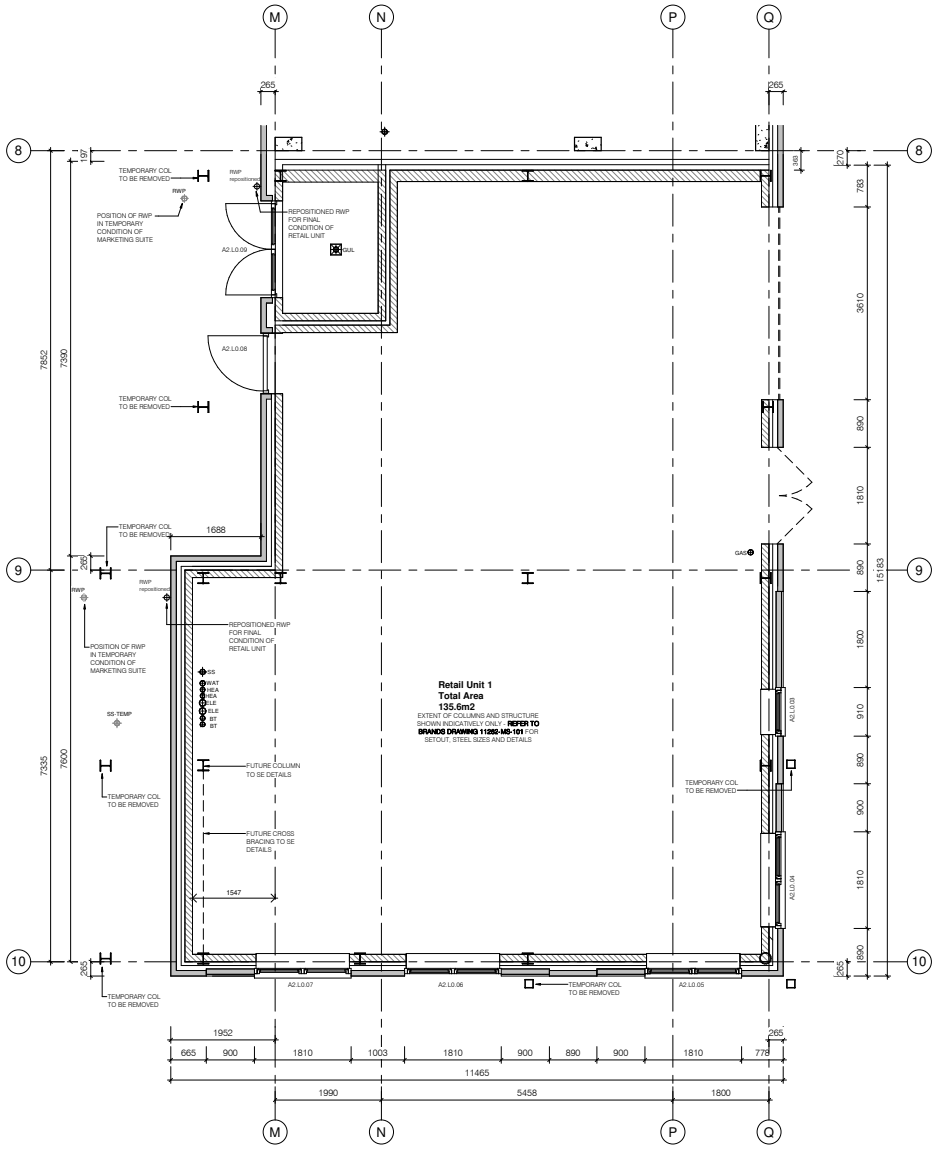
STRETTONS

Further Information

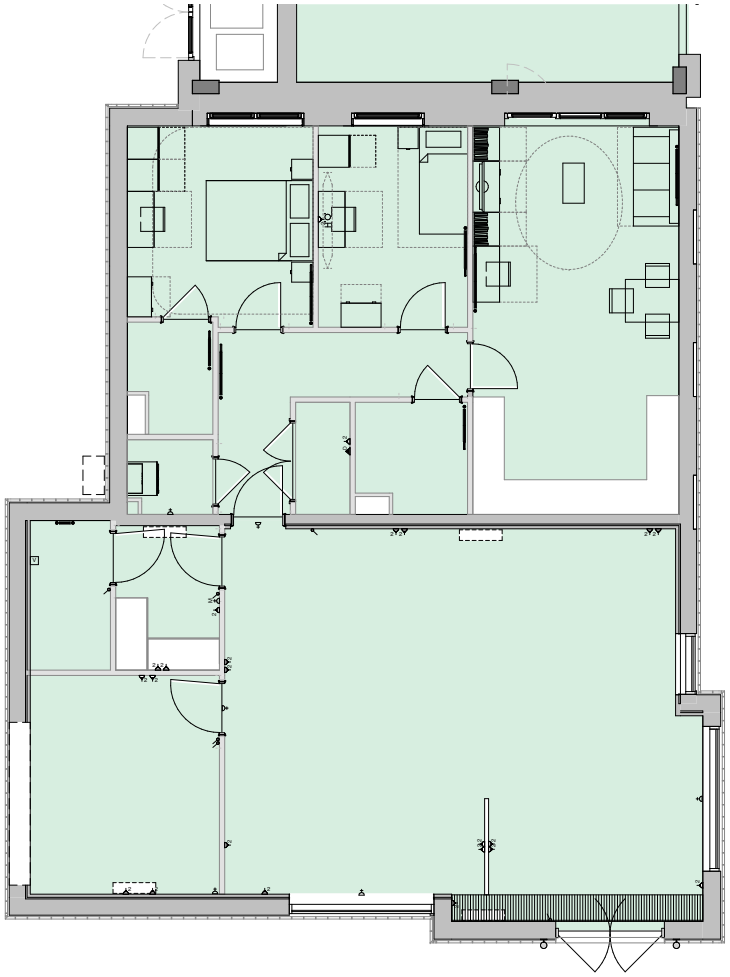
View on Website

Floor Plans

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. Generated on 22/10/2026



NMA - Retail Unit 1 - Floor Plan (Final Condition)
1 : 50



NMA - Marketing Suite - Floor Plan (Temporary Condition)
1 : 50

GENERAL NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. ALL DIMENSIONS TO BE CHECKED ON SITE
3. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT / CONTRACT ADMINISTRATOR

CODE FOR SUSTAINABLE HOMES (CfSH)

CODE LEVEL 4 REQUIRED - MINIMUM 68 POINTS

REFER TO CfSH ASSESSMENT REPORT FOR REQUIREMENTS AND INCLUSIONS TO ACHIEVE THE MINIMUM POINTS PER CATEGORY

CDM REGULATIONS

ALL CURRENT DRAWINGS, SCHEDULES AND SPECIFICATIONS FOR THIS PROJECT ARE TO BE READ IN CONJUNCTION WITH THE MARLOWE ESTATE DESIGNER'S RISK ASSESSMENT DOCUMENT

PRODUCT SPECIFICATION

ALL NAMED BUILDING PRODUCTS (E.G. ANCON ST1 WALL TIE) SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, TEST CERTIFICATES, RELATIVE AGREEMENTS AND PROJECT SPECIFIC REQUIREMENTS

WHERE GENERIC PRODUCTS ARE SPECIFIED OR ANNOTATED ON THE DRAWINGS, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPATIBILITY AND SUITABILITY OF THE SELECTED PRODUCT OR SYSTEM

Revision	Date	Description
P1	23.07.2026	For client review and comment

FRANK REYNOLDS ARCHITECTS
26-27 Great Sutton Street T: +44 (0)20 7812 8454
Islington F: +44 (0)20 7812 8455
London www.frankreynoldsarchitects.com
EC1V 0DS

CLIENT
Courtyside Properties

PROJECT
Marlowe Estate, Walthamstow

DRAWING NAME
Marketing Suite - Ground Floor Plan (NMA)

STATUS		DATE
PRELIMINARY		JULY 2026
DRAWN BY	CHECK BY	SCALE	SIZE
PK	PN	1 : 50	A1
JOB NO.	DRAWING NO.	REVISION
1207	PL(00)240	P1