

FOR SALE



Unit A & B

1 Bickley Road, London, E10 7AQ

GROUND FLOOR COMMERCIAL UNIT AVAILABLE TO BUY

4,531 sq ft (420.94 sq m)

- Flexible open plan ground floor layout
- Attractive floor to ceiling glazed frontage
- READY FOR OCCUPATION
- Sale £800,000 or Rental £70,000 per annum

Unit A & B, 1 Bickley Road, London, E10 7AQ

Description

IDEAL FOR AN OWNER OCCUPIER / COMMERCIAL INVESTOR

The ground floor commercial unit forms part of an attractive new mixed use development and are defined as Class E – allowing for A1, A2, B1 and selected D1 and D2 Use Classes without planning consent but subject to Freeholder consent.

Please note, the freeholder will not permit restaurant or 'fast food' use within the development

Location

The commercial unit is located in Waltham Forest at the northern end of Bickley Road just off the busy Lea Bridge Road (A104). Lea Bridge Road is one of the main road/cycle routes connecting East & North London to the City and also connects to Stratford and the A12 within 10 minutes drive.

Numerous bus routes are available on Lea Bridge Road and Leyton Midland London Overground station is within an 11 minute walk.

Accommodation

The accommodation comprises of the following

Name	Building Type	Size	Rent	Price
Unit A&B	Mixed Use	4,531 sq ft	£85,000 Per	£800,000
			annum	

Specification

Ideal for a variety of office, retail and distribution sectors

Central Leyton, E10 location

Diverse North East London location giving good access to the City

Flexible open plan ground floor layout

Attractive floor to ceiling glazed frontage

Good ceiling heights

Light wells within the unit offering additional natural light

Bike Storage Accommodation

Viewings

By appointment with sole agents, Stirling Ackroyd

Terms

Long Leasehold sale, 999 year lease, peppercorn rent

Lease: A new lease is available, direct from the landlord, on a term to be agreed.

VAT

The property is not elected for VAT.





Summary

 Available Size
 4,531 sq ft

 Price
 \$800,000

Business Rates London Borough of Waltham Forest.

To be assessed.

EPC Rating Upon Enquiry

Viewing & Further Information



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