



33 Sutherland Road

Walthamstow, London, E17 6BH

Large Self Contained Industrial Unit in the Heart of Walthamstow

12,729 sq ft
(1,182.56 sq m)

- Good Ceiling Height (Ranging from 2.6 - 5.2m)
- 3 Phase Power Supply
- Loading Ramp
- 1x Parking
- Self Contained
- Good Natural Light
- WCs & Shower
- G.C.H
- Alarm

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Summary

Available Size	12,729 sq ft
Rent	£180,000 per annum
Rates Payable	£24,960 per annum
Rateable Value	£52,000
Car Parking	N/A
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A substantial self-contained industrial unit in the heart of Walthamstow, offering impressive ceiling heights ranging from 2.6m to 5.2m, good natural light throughout, a loading ramp for easy logistics access, one dedicated parking space, 3 phase power supply, gas central heating, alarm and CCTV security, and on-site WCs and shower facilities — making it a practical and well-specified option for a range of industrial, warehouse or studio occupiers.

Location

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.

Accommodation

The accommodation comprises the following areas:

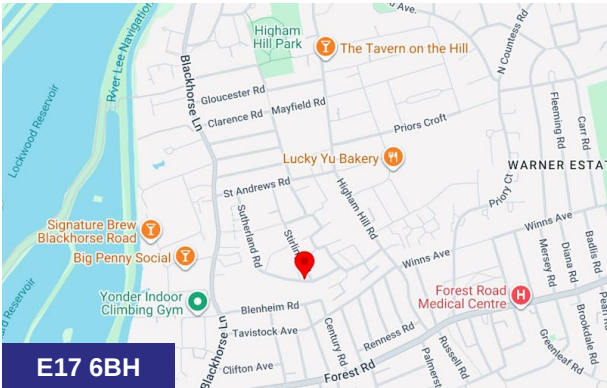
Name	sq ft	sq m	Availability
Ground	7,000	650.32	Available
1st	5,729	532.24	Available
Total	12,729	1,182.56	

Viewings

Strictly by appointment only

Terms

A new FRI Lease to be contracted Outside the Act 1954



Viewing & Further Information

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