



EDWARD CHARLES
REAL ESTATE



6 Walthamstow Business Centre, Clifford Road, London, E17 4SX

Industrial/Logistics, Trade Counter To Let | £29,000 per annum | 1,237 to
1,787 sq ft

B8/Light Industrial/Trade Counter Unit with Mezzanine Office and Stores

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Summary

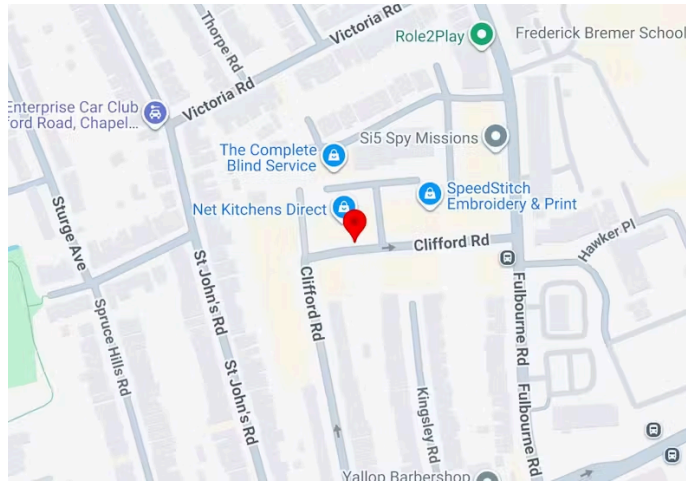
- Rent: £29,000 per annum
- Business rates: £738.10 per month
- Service charge: £154.11 per month includes Buildings Insurance
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: C
- Lease: New Lease

Further information

- [View Microsite](#)

Contact & Viewings

James McFeely
020 3900 1168 | 07825 113276
james@edwardcharles.uk



Key Points

- Electric shutter door with vision panels
- Electric personnel security door
- Eaves height of 4.46m
- Air conditioning to warehouse (to be tested)
- Kitchenette and WCs
- Good access to A406, M11 and M25
- Wood Street Overground Station (0.6 miles)
- Parking to front of the unit
- Gated development

Description

The unit comprises a light industrial, warehouse or trade counter premises with visibility to Clifford Road. The property is of steel portal framed construction with profile metal cladding, a single electric shutter door with separate personnel access. Internally the unit benefits from an eaves height of 4.46m rising in the centre and air conditioning to the warehouse (to be tested). There is a storage mezzanine to the front of the unit and an additional glazed frontage mezzanine which has been used as offices.



Location

Walthamstow Business Centre is an established, modern industrial trading estate located on Clifford Road in the London Borough of Waltham Forest. The Estate is just north of Forest Road (A503) and Fulbourne Road (B160). It is approximately 1 mile from the A406 North Circular Road (via the Waterworks roundabout), providing rapid logistics access to the M11 and M25 motorways.

Transport is excellent with a bus stop immediately to the front of Estate (123,212,W16), Wood Stret Overground is close by and convenience retail, cafes and other trade counters are close by.

Accommodation

Name	sq ft	sq m
Ground - Warehouse/storage	1,237	114.92
Mezzanine - Front storage mezzanine	288	26.76
Mezzanine - Office	262	24.34
Total	1,787	166.02

