



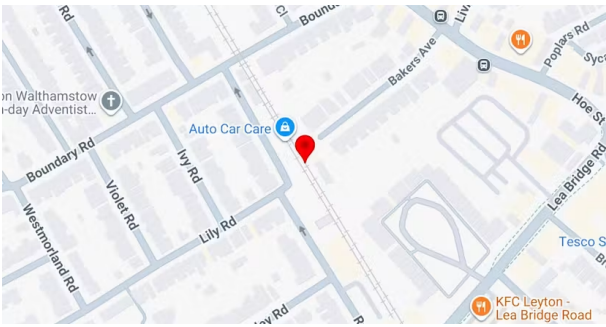
INDUSTRIAL WAREHAUS

PROPERTY GROUP



Arches 79-80, Rosebank Road, Walthamstow, London, E17 8NH
Industrial To Let | 2,980 sq ft | £50,000 per annum

Two interconnecting Industrial Units with Loading and Parking Facilities via a Self-Contained and Secure Yard.



Arches 79-80, Rosebank Road, Walthamstow, London, E17 8NH

Location

The Units are located on Rosebank Road accessed via Russell Road off Lea Bridge Road (A104). Lea Bridge Road links to Amhurst Road (A107) to the North and the North Circular Road (A406) to the South.

Walthamstow Central Station (Overground & Underground) is within a 15-minute walk from the Units providing services to London Liverpool Street Station.

Description

Two interconnecting Industrial Units with Loading and Parking Facilities via a Self-Contained and Secure Yard.

Accommodation

Name	sq ft	sq m
Unit - Industrial	2,980	276.85

Key Points

- Electric Roller Shutters
- LED Lighting
- Loading & Parking Facilities
- Secure & Self-Contained Yard
- Three Phase Electricity Supply
- WC Facilities

Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

The Lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

Summary

- Rent: £50,000 per annum
- Business rates: £17,640 per annum Based on 2026 Valuation
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs. The ingoing Tenant is to pay the Landlord's legal costs of £595.00 plus VAT.
- EPC: D
- Lease: New Lease

Further information

- [View Microsite](#)

Contact & Viewings



Nicholas Westray
020 7788 7828 | 07932 707 071
nicholaswestray@iwpg.co.uk



Important Notice: Industrial Warehaus Property Group (and where applicable our Joint Agents) give notice that: 1. These Particulars are provided as a general guide only. They do not form nor constitute any part of an Offer or Contract. 2. No guarantee is given as to the accuracy of the information contained herein. Descriptions, Dimensions, Distances, Condition, Planning Permissions or any other Details are provided in good faith but should not be relied upon as Statements of Fact. Prospective Purchasers or Tenants must satisfy themselves through Inspection or otherwise. 3. No Employee or Representative of Industrial Warehaus Property Group (or our Joint Agents) has authority to make or give any Representation or Warranty whatsoever in relation to the Property. 4. Rents, Prices and Premiums quoted may be Subject to VAT. 5. Industrial Warehaus Property Group accepts no liability for any Loss, Damage or Expense arising from the use of these Particulars.

iwpg.co.uk