



**220 Wood Street, London E17 3NA**

The Old Station Yard, Wood Street, London, E17 3NA

## **Open Storage/Secure Yard**

**13,616 sq ft**

(1,264.97 sq m)

- Secure Yard
- Open Storage
- Large Power Supply
- Good Road Frontage
- Hard Standing Surface

# 220 Wood Street, London E17 3NA, The Old Station Yard, Wood Street, London, E17 3NA

## Description

220 wood St comprises a broadly square plot of land measuring c 13,616 sq. ft on the western side of Wood Street, The site was last in lawful use as a dairy depot (Use Classes B1/B8 Use Class). The current buildings on site are primarily single storey garage structures.

## Location

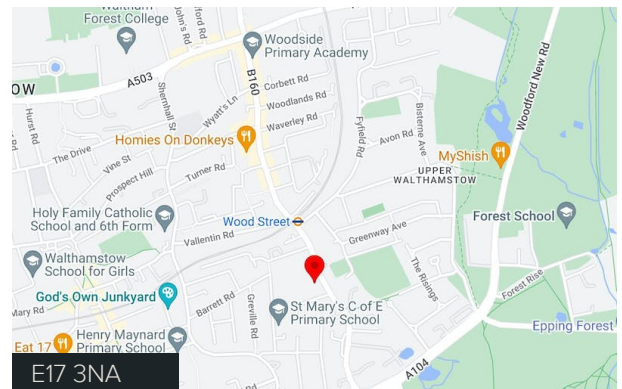
Walthamstow is situated in North East London, approximately 10km (6 miles) from the West End and 8 km (5 miles) from the City of London.

The area is bounded by the Lee Valley to the west, Epping to the east and the North Circular Road (A406) to the north and is within a short walk of Wood Street station (services to Liverpool Street in under 20 minutes).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Secure Yard	13,616	1,264.97	Available
<b>Total</b>	<b>13,616</b>	<b>1,264.97</b>	



## Summary

<b>Available Size</b>	13,616 sq ft
<b>Rent</b>	£10 Per sq ft
<b>Business Rates</b>	Interested parties should make their own enquiries to the London Borough of Waltham Forest.
<b>Service Charge</b>	A service charge may be levied for the upkeep of the surrounding estate. Details available upon request.
<b>Legal Fees</b>	Each party to bear their own legal costs incurred.
<b>EPC Rating</b>	Upon Enquiry

## Viewing & Further Information



### Tom Hill

07891 314 235

thill@dohertybaines.com



### David O'Donovan

020 7355 3033 | 07775 562 484

dodonovan@dohertybaines.com



DohertyBaines