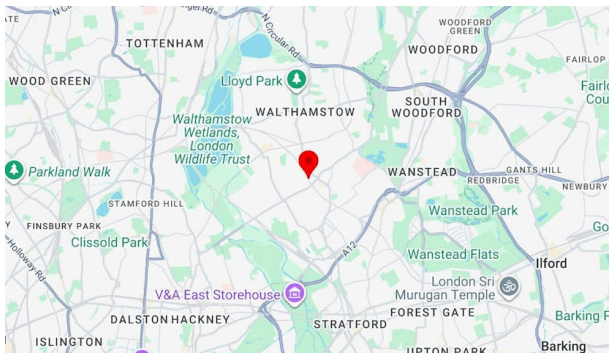




Arches 81-82, Rosebank Road, Walthamstow, London, E17 8NH

Industrial To Let | £50,000 per annum | 2,840 sq ft

Two refurbished interconnecting Industrial Units with a large Self-Contained and Secure Yard.



# Arches 81-82, 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 (A104) links to Amhurst Road (A107) to the North and the North Circular Road (A406) to the South.

Walthamstow Central Station is within a 15-minute walk from the Units providing Overground Services to Liverpool Street Station and Underground Services (Victoria Line).

## Summary

- Rent: £50,000 per annum
- 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](mailto:nicholaswestray@iwpg.co.uk)

## Description

Two refurbished interconnecting Industrial Units with a large Self-Contained and Secure Yard.

## Accommodation

Name	sq ft	sq m
Unit - Industrial	2,840	263.84

## Key Points

- Electric Roller Shutters
- 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.

[iwpg.co.uk](http://iwpg.co.uk)

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