



Unit 6 - 61 Sutherland Road

Walthamstow, London, E17 6BH

Newly Refurbished Industrial Unit in Walthamstow

1,051 sq ft
(97.64 sq m)

- Good Ceiling Height (3.4m)
- Security Shutter
- Self Contained
- 24/7 Access
- WC and Kitchenette
- LED Lights

Unit 6 - 61 Sutherland Road, Walthamstow, London, E17 6BH

Summary

Available Size	1,051 sq ft
Rent	£26,275 per annum
Rates Payable	£5,508 per annum
Rateable Value	£12,750
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The available accommodation comprises a self-contained, newly refurbished industrial unit situated in the heart of Walthamstow. The unit benefits from a full programme of refurbishment throughout, self-contained amenities including WC and kitchenette, a security roller shutter, and impressive ceiling height. These qualities make it a versatile and practical choice for a wide range of E-class business uses.

Location

Located in the heart of one of East London's most exciting neighbourhoods, Sutherland Road sits within the thriving Blackhorse Road area — named by Condé Nast Traveller as one of the top places to visit. Blackhorse Road station is just minutes away, providing direct access to the London Overground and Victoria Line. Walthamstow Wetlands, an array of acclaimed independent restaurants and bars, and the famous Blackhorse Beer Mile are all within easy reach.

Accommodation

The accommodation comprises the following areas:

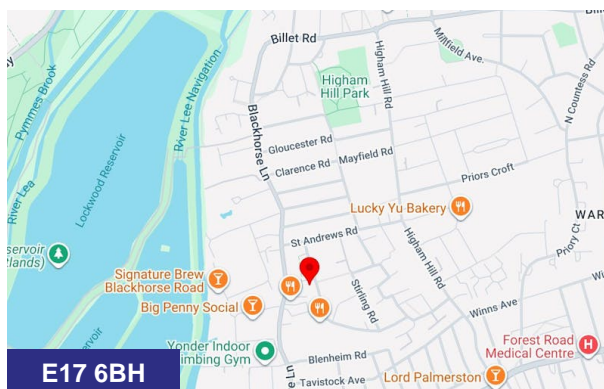
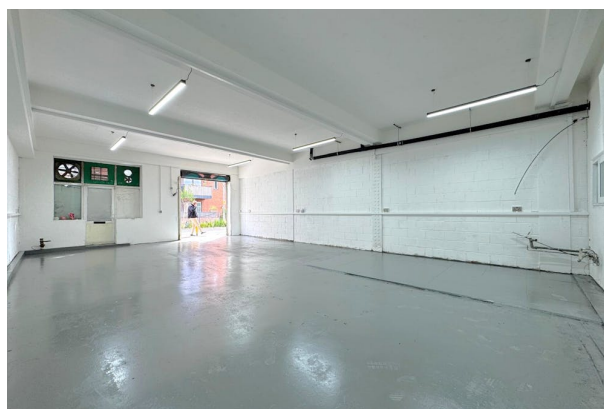
Name	sq ft	sq m	Availability
Ground	1,051	97.64	Available
Total	1,051	97.64	

Viewings

Strictly by appointment only

Terms

A new FRI Lease to be contracted Outside the Act 1954



Viewing & Further Information

Gasper Koscik

0207 377 8989 | 07802453663
gasper@tarn-tarn.co.uk

Arthur Nowicki

0207 377 8989 | 07792711461
arthur@tarn-tarn.co.uk

Luke Marioni

0207 377 8989 | 07734601111
luke@tarn-tarn.co.uk