

TO LET



Unit D

101 Blackhorse Lane
Walthamstow
E17 6DJ

TRADE COUNTER / INDUSTRIAL / WAREHOUSE UNIT

7,872 sq ft (731.3 sq m)

COMPETITIVE INCENTIVES AVAILABLE



LOCATION

Blackhorse Lane is an established industrial/trade area with a high density population in a Zone 3 location.

The scheme is just 1.7 miles to the A406 North Circular Road and 1.8 miles to Tottenham Hale.

Blackhorse Lane Station is located 1/2 mile from the unit and has underground services (Victoria Line) to central London and Walthamstow Central.



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DESCRIPTION

Prime trade unit prominently located on Blackhorse Lane, Walthamstow. Unit D forms part of a 4-unit estate with an approximate 80 metre frontage onto Blackhorse Lane. Neighbouring occupiers include **Howdens** and **Speedyhire**.

The unit is of portal frame construction with a minimum eaves height of approximately 5.4 metres. Additional benefits include shutter loading door, trade counter entrance, first floor office accommodation and generous allocated parking.

ACCOMMODATION

UNIT D	SQ FT	SQ M
Warehouse	6,012	558.5
Ground Floor Office	946	87.9
First Floor Office	914	84.9
Total	7,872	731.3



**MODERN UNIT OFFERING
FLEXIBLE INDUSTRIAL
ACCOMMODATION**



PROMINENT TRADE PARK



3 PHASE POWER



LEVEL LOADING



**GENEROUS ALLOCATED
PARKING**

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SAT NAV REF: **E17 6DJ**

VAT

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All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

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For business rating information please visit the Valuation Office Agency website voa.gov.uk

TERMS

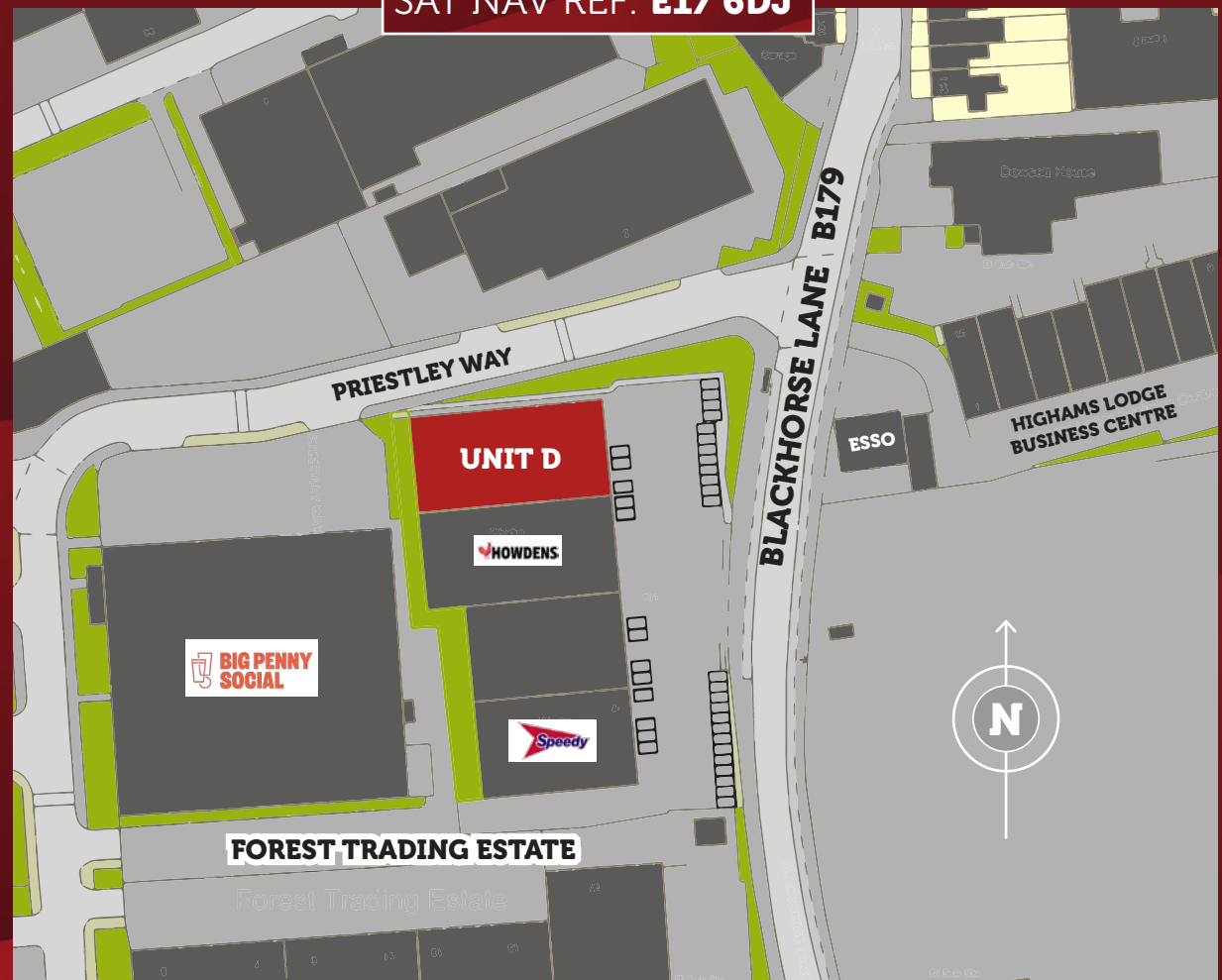
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Available by way of a new FRI Lease.
Rent available on request.

EPC

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Unit D: To be reassessed



VIEWINGS For viewing and further information strictly through the joint agents.

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