



BLACKHORSE VIEW

LONDON E17 6JJ

EXCITING OPPORTUNITY OPPOSITE BLACKHORSE ROAD STATION.

X6 'E' CLASS RETAIL, LEISURE, RESTAURANT & WORKSPACE UNITS TO LET

600 – 3,700 SQ FT



the bigger story

The London Borough of Waltham Forest (LBWF) is set to experience major growth and development, with the introduction of the new Blackhorse Lane project.

Recognised as one of the key growth areas in LBWF, the Mayor's London Plan and Upper Lee Valley Opportunity Area Planning Framework have identified Blackhorse Lane as a strategically important location with the capacity to accommodate up to 3,500 new homes and 1,000 new jobs.

Regeneration efforts of Hackney Wick, Tottenham Hale and Stratford are a true testament to the growth opportunities for urban communities in East London. The regeneration efforts have resulted in an explosion of new businesses, infrastructure and residential dwellings.

These regeneration projects are successful in cultivating thriving, vibrant and diverse locations while playing a key role in stimulating the wider economy.





GET TO KNOW THE AREA

A lively hub of independents

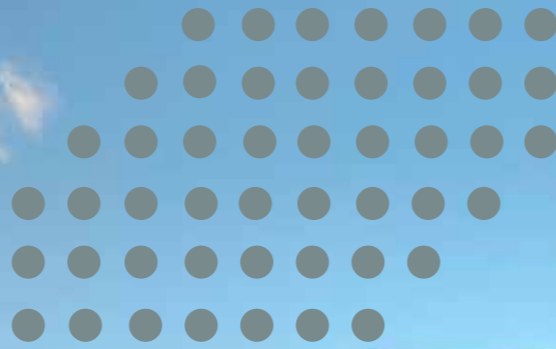
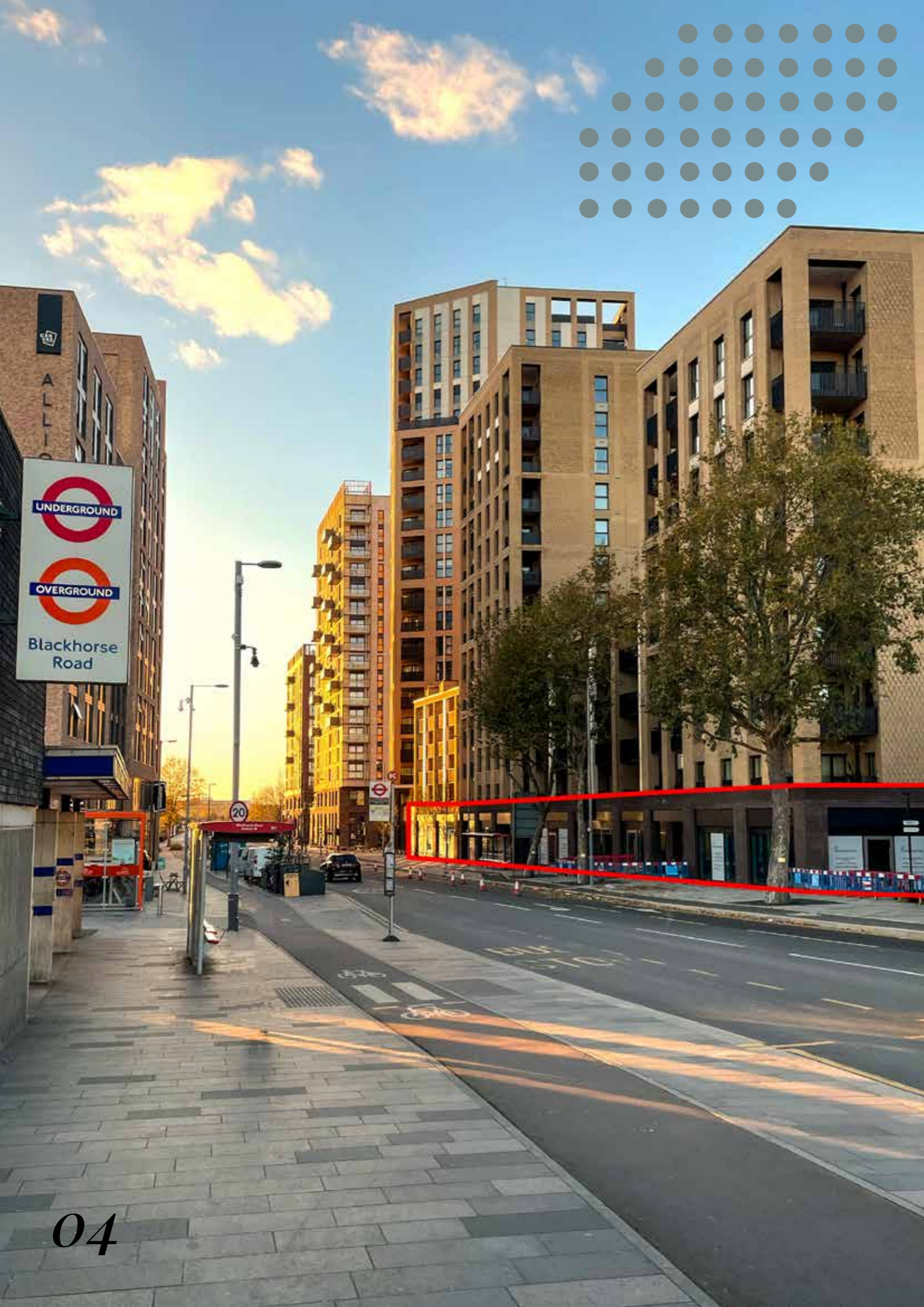
Once an indistinct industrial area and mundane main road located between Walthamstow and Tottenham Hale, Blackhorse Road is now a burgeoning and bustling local neighbourhood.

Blackhorse Road is located in the lively community of Walthamstow, London. Having undergone regeneration over the past decade, the area has seen a tremendous amount of growth and is known for being one of the most famed places of recreation in all of England. With its array of businesses, services, and institutions, Blackhorse Road continues to be an important hub for local people and visitors alike. From gastropubs to independent stores—even a yoga studio—it's a great place to spend an afternoon.

OPPORTUNITY

Blackhorse view falls within The Upper Lee Valley, running from Tottenham to Stratford in London, is a bustling economic corridor. It's a vibrant, cosmopolitan area filled with numerous firms providing employment for the local communities. The large range of retail outlets, manufacturing plants, and world-renowned academic institutions makes it one of the most economic hubs in London.

Life buzzes around the area during weekdays, especially along its iconic pathways; the Olympic Park route is a particular highlight. Therefore it seems that within this economic epicentre much more than just economic activity happens; art and culture are interlaced amongst the economic activities, creating an eclectic mix that helps make this area so renowned worldwide.



CONNECTIVITY

Blackhorse View is a 2 minute walk to Blackhorse Road station with the 24-hour Victoria Line and London Overground for quick and easy commute to the city centre including Kings Cross, Oxford Circus and Liverpool Street.

The site occupies a prominent location on the busy Forest Road with an extensive bus routes to surrounding areas and city centre.

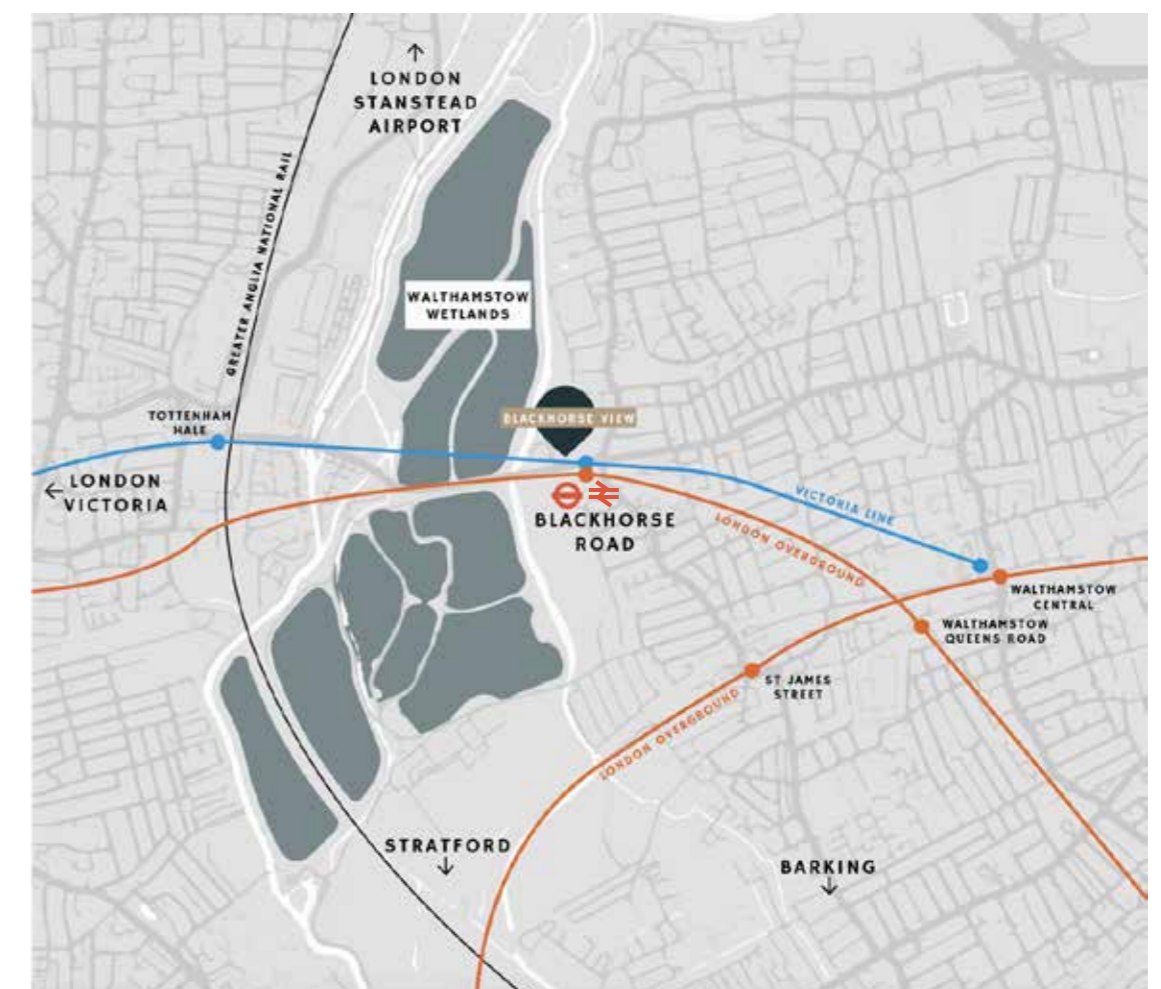
getting around

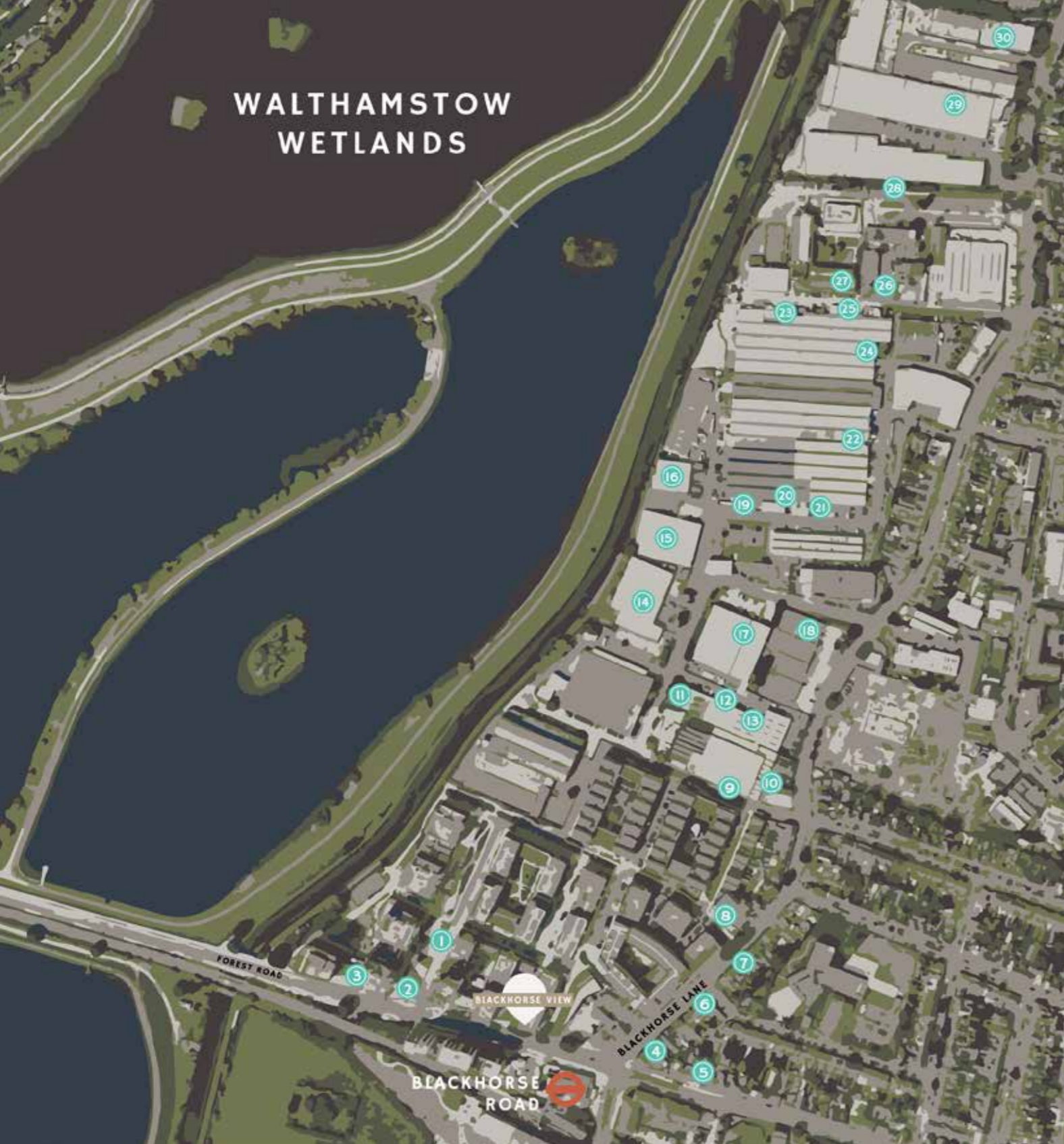
public transport

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|--------------------------------|----------------|
| KINGS CROSS ST. PANCRAS | 11 MINS |
| OXFORD CIRCUS | 18 MINS |
| VICTORIA | 22 MINS |
| STRATFORD | 30 MINS |

walking

| | |
|--------------------------------|----------------|
| BLACKHORSE ROAD | 2 MINS |
| WALTHAMSTOW WETLANDS | 15 MINS |
| ST JAMES STREET | 17 MINS |
| WALTHAMSTOW HIGH STREET | 20 MINS |





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| 1 - The Willow Tree Arts Cafe | 11 - International Bakery | 21 - Pretty Decent Beer Co |
| 2 - The Black Horse Pub | 12 - Artisan Foods | 22 - Hackney Gelato HQ |
| 3 - F45 Training | 13 - German Deli | 23 - Lion Furniture |
| 4 - Yasar's Kitchen | 14 - Vibration Group | 24 - Exale Brewing and Taproom |
| 5 - Sea Fryer Fish Bar | 15 - Square Mile Coffee Roasters | 25 - The Beerblefish Brewing Co |
| 6 - Armstrong Audio | 16 - Signature Brew | 26 - Carribean Eatery |
| 7 - DRE FADES Barbers | 17 - Big Penny Social | 27 - Arbiet Studios |
| 8 - Creative Works Space | 18 - Toolstation | 28 - Eden Girls' School |
| 9 - Yonder | 19 - Minor Figures | 29 - Wild Card Brewery |
| 10 - CrossFit | 20 - Pinter | 30 - Hackney Brewery & Taproom |

LOCATION

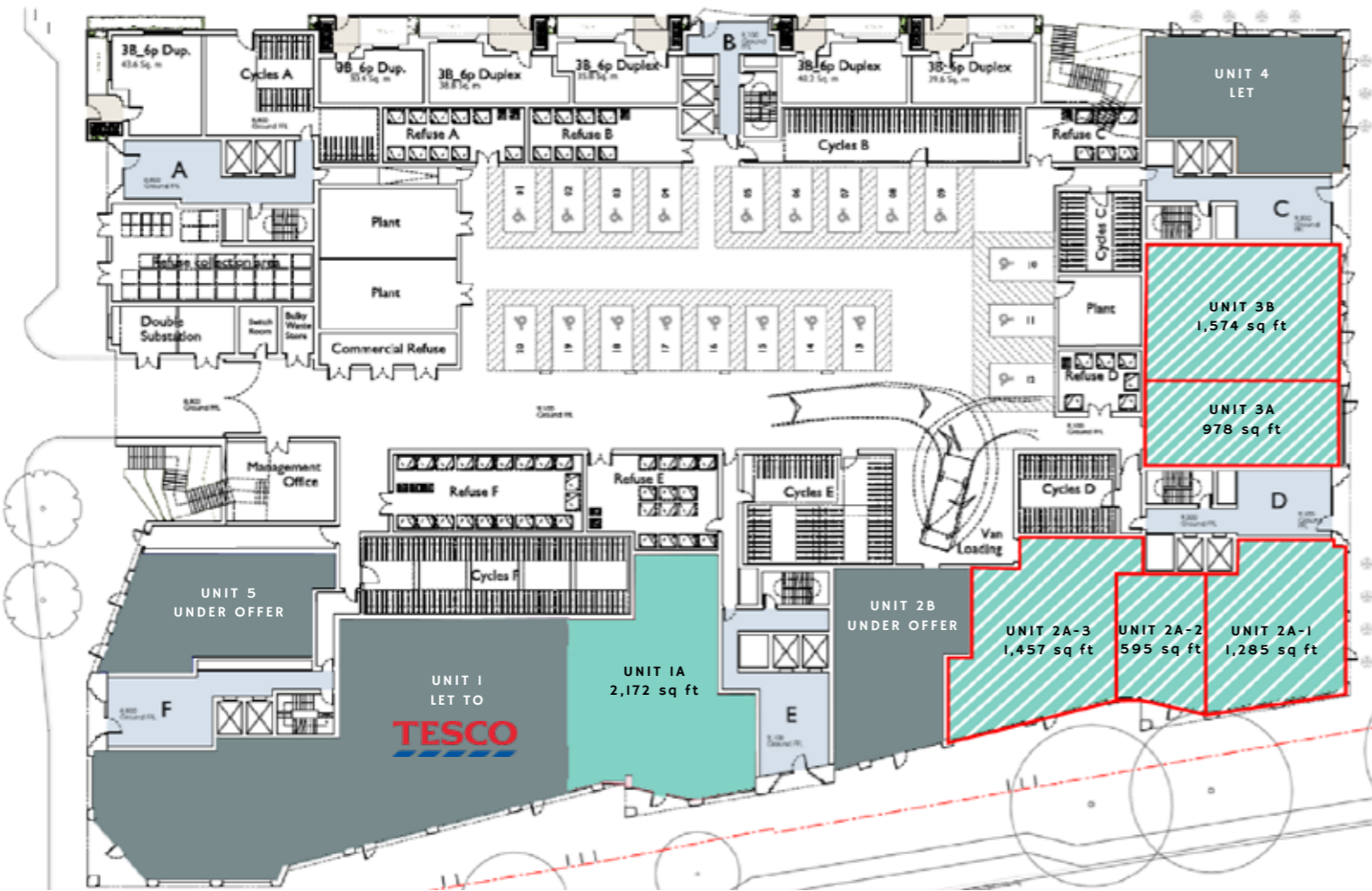


other developments in the area

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|---|--|
| 1 | BLACKHORSE VIEW - Barratt & TFL RESIDENTIAL UNITS: 350 COMMERCIAL UNITS: 6/ 17,622 SQ FT |
| 2 | BLACKHORSE MILLS - L&G RESIDENTIAL UNITS: 479 COMMERCIAL UNITS: 10/ 23,000 SQ FT |
| 3 | EQUIPMENT WORKS - Greystar RESIDENTIAL UNITS: 337 COMMERCIAL UNITS: 18,830 SQ FT |
| 4 | MANDORA - Taylor Wimpey RESIDENTIAL UNITS: 484 COMMERCIAL UNITS: 14,903 SQ FT |
| 5 | 4-10 FOREST ROAD - RoundHill Capital RESIDENTIAL UNITS: 353 COMMERCIAL UNITS: 9,065 SQ FT |
| 6 | BLACKHORSE YARD & SUTHERLAND ROAD - Peabody RESIDENTIAL UNITS: 654 COMMERCIAL UNITS: 27,642 SQ FT |
| 7 | UPLANDS - BlackRock Real Assets Planning application submitted RESIDENTIAL UNITS: 1,800 COMMERCIAL UNITS: 18,000 SQ FT |

THE SPACES

AVAILABLE
 SPLIT UNIT AVAILBLE
 UNDER OFFER/LET



| | | |
|------------------------------|----------|-------------|
| UNIT 1 - LET | 465 sq m | 4,722 sq ft |
| UNIT IA | 215 sq m | 2,172 sq ft |
| UNIT 2A | 368 sq m | 3,708 sq ft |
| UNIT 2B - UNDER OFFER | 140 sq m | 1,400 sq ft |
| UNIT 3 | 268 sq m | 2,715 sq ft |
| UNIT 4 - LET | 146 sq m | 1,423 sq ft |
| UNIT 5 - UNDER OFFER | 145 sq m | 1,439 sq ft |

| | | |
|----------------------------------|----------|-------------|
| PROPOSED SPLIT OF UNIT 2A | | |
| 2A-1 | 119 sq m | 1,285 sq ft |
| 2A-2 | 55 sq m | 595 sq ft |
| 2A-3 | 135 sq m | 1,457 sq ft |

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|---------------------------------|----------|-------------|
| PROPOSED SPLIT OF UNIT 3 | | |
| 3A | 90 sq m | 978 sq ft |
| 3B | 146 sq m | 1,574 sq ft |



Units are all supplied with capped services, insulated and screed floors, and no internal finishes.

Units 2a, 3, 4 and 5 have a capped off gas supply, all units have 3 phase electricity.

QUOTING RENTS

Upon Application and exclusive of Rates and Service Charge

SERVICE CHARGE

Estimated at £0.55 per sq foot

LIKE WHAT YOU SEE?

Get in touch with a member of our team...

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Subject to Contract. April 2023.