



LAST  
TWO UNITS  
REMAINING

# OFFICE, RETAIL & LEISURE OPPORTUNITIES

BLACKHORSE MILLS, WICKFORD WAY,  
WALTHAMSTOW, LONDON, E17 6JD  
[BLACKHORSEMILLS.LONDON](http://BLACKHORSEMILLS.LONDON)



## A BRAND NEW DESTINATION

As well as the 479 new residential homes, Blackhorse Mills provides circa 26,500 sq ft of mixed commercial use accommodation on the ground and first floors. This will offer much needed space for creatives, start-ups and makers.

Overlooking 211 hectares of protected wetlands, the site is just a 2 minute walk to Blackhorse Road tube station and 20 minutes to central London. The development will create a positive and vibrant community for its occupiers, both residential and commercial.



OUTSIDE SPACE &  
RECREATION AREAS



FLOOR TO CEILING  
WINDOWS



SECURE  
CYCLE STORAGE



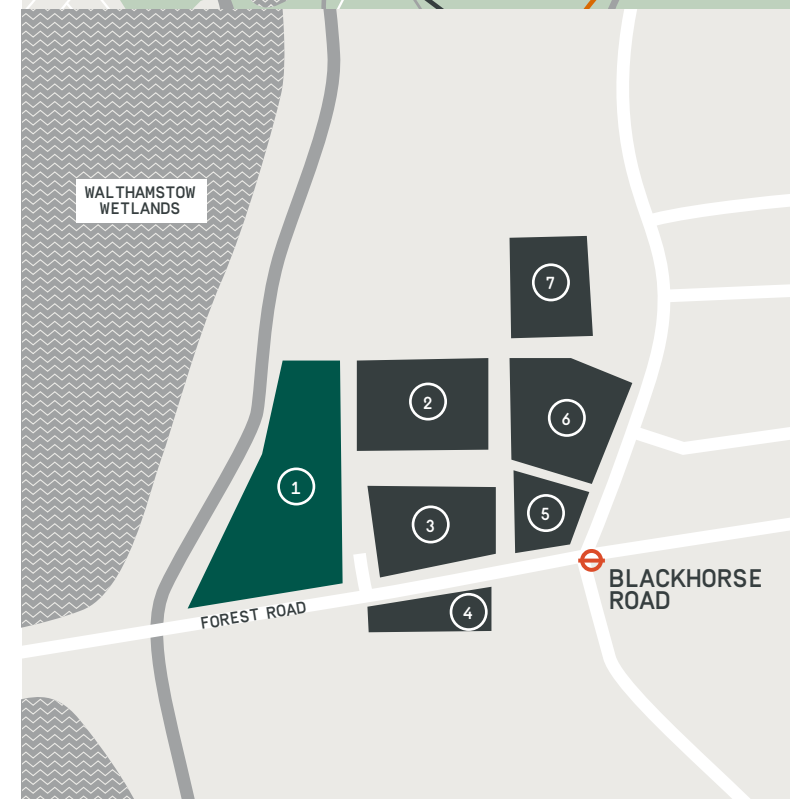
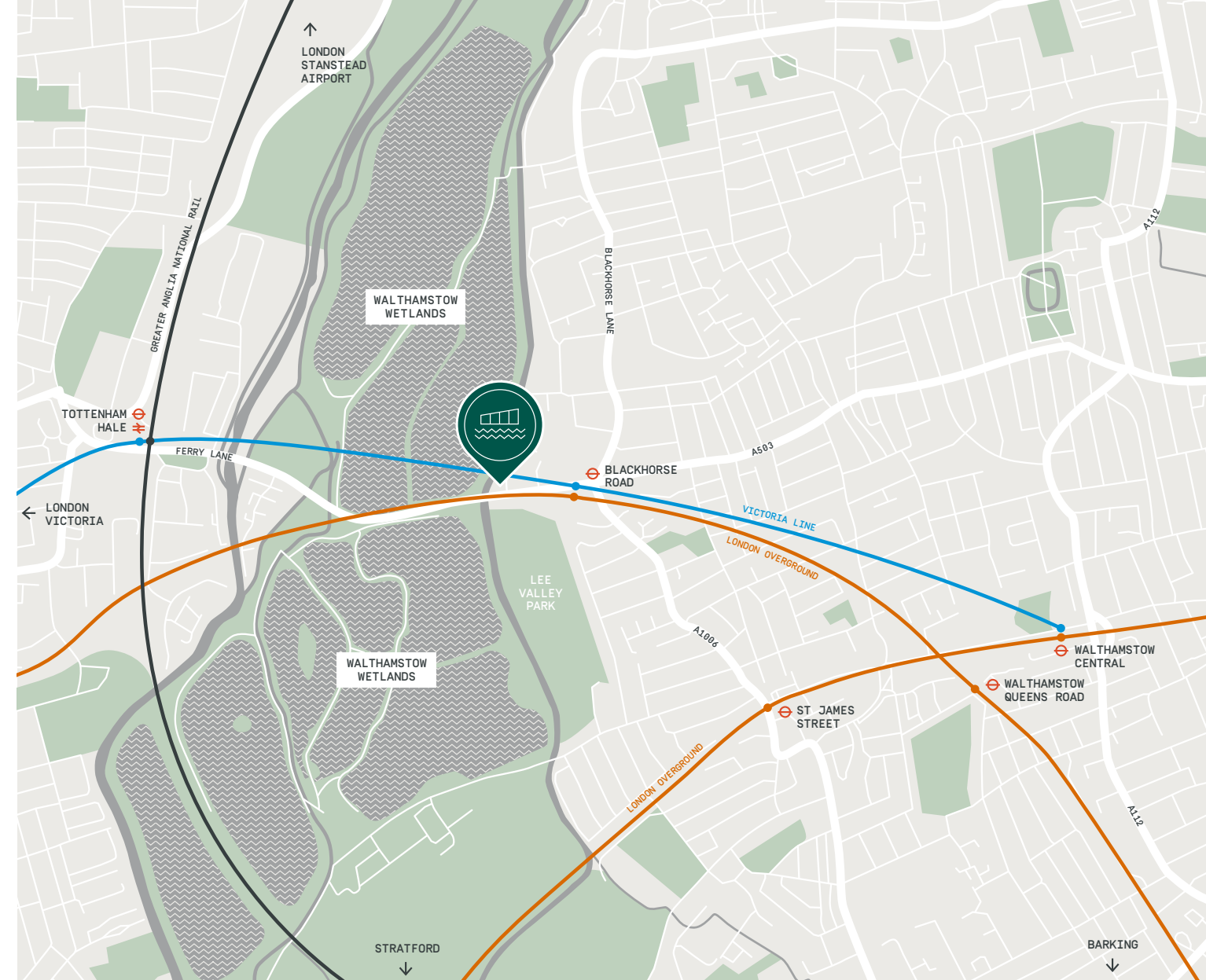
CLOSE PROXIMITY  
TO THE WETLANDS

# WHAT'S IN THE LOCAL AREA



Blackhorse Road is undergoing huge transformation via the Blackhorse Lane Action Plan. Bringing around 2,500 new homes and much needed commercial space, this plan aims to attract a diverse range of makers, designers, artists and start-up entrepreneurs to a long-neglected Walthamstow patch.

Blackhorse Mills benefits from the thriving independents of Blackhorse Road and the proximity to the charm of Walthamstow Village. It is in the heart of Walthamstow Wetlands offering amazing views over the nature reserve and surrounding green spaces.



## OTHER DEVELOPMENTS IN THE AREA

- 1 Legal & General Blackhorse Mills  
479 new homes
- 2 Telford Homes  
357 new homes
- 3 TFL  
124 new homes
- 4 Harry Motors  
48 new homes
- 5 U Car Properties / TFC Supermarkets  
50 new homes
- 6 Taylor Wimpey East London  
507 new homes
- 7 Milton Group  
495 new homes



**1863** FIRST TRAMS  
IN OPERATION  
IN LONDON  
THROUGH VICTORIA STREET  
WESTMINSTER

**1870** ACT OF  
PARLIAMENT  
AUTHORISES THE  
CONSTRUCTION OF  
**1874** FURTHER  
HORSE DRAWN  
LINES





# CONNECTIVITY

Blackhorse Mills 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.



Blackhorse Road	2 MINS
Walthamstow Wetlands	15 MINS
St James Street	17 MINS
Walthamstow High Street	20 MINS



Blackhorse Road	30 SECS
Walthamstow Village	11 MINS
Dalston Kingsland	20 MINS
Westfield, Stratford	22 MINS



Kings Cross St. Pancras	11 MINS
Oxford Circus	18 MINS
Victoria	22 MINS
Stratford	30 MINS

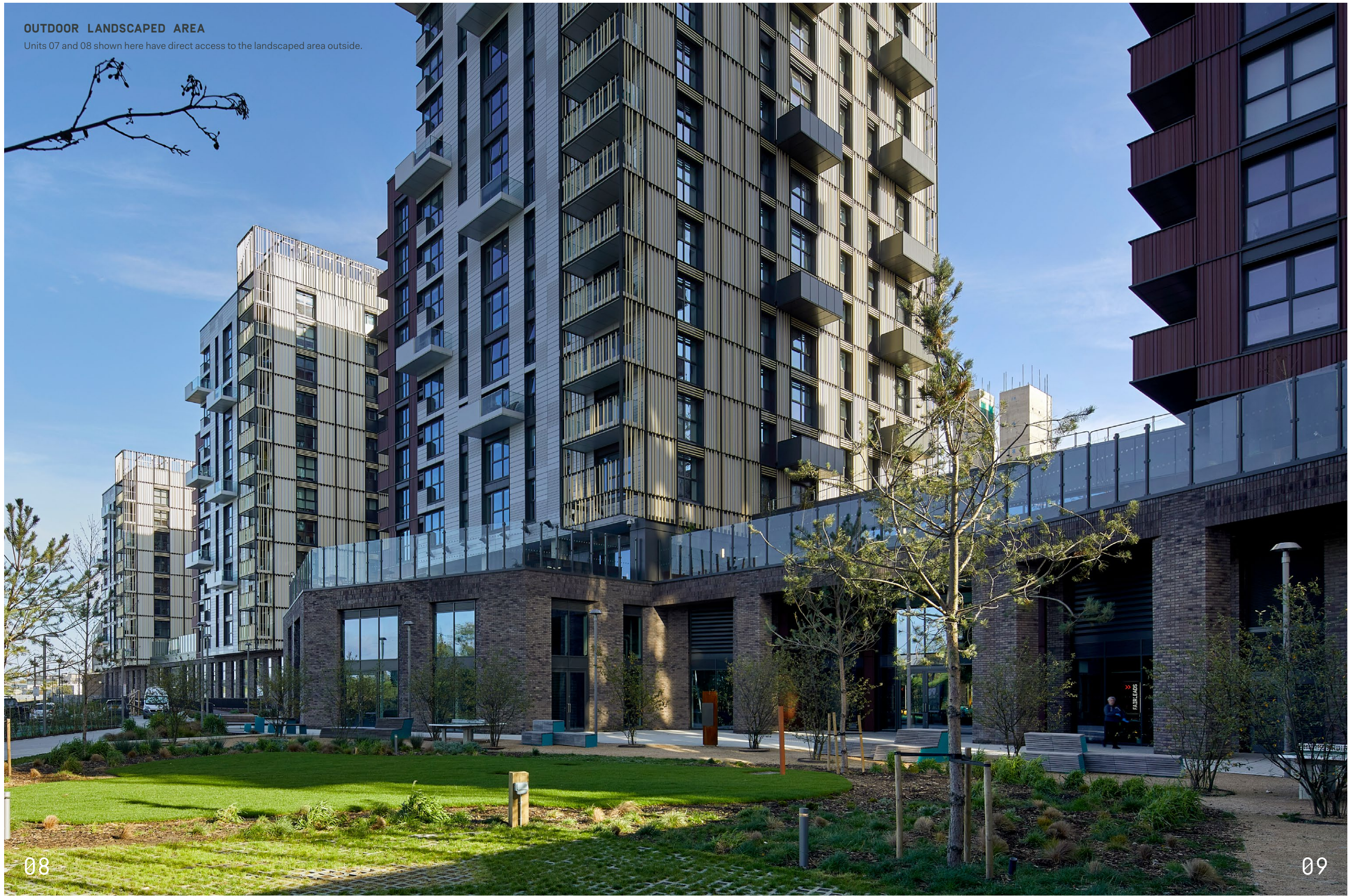


A10	8 MINS
A406	10 MINS
Dalston Junction	20 MINS
Westfield, Stratford	20 MINS

Times calculated using Citymapper show average journey times to the nearest destination station and are dependent on time of day.

**OUTDOOR LANDSCAPED AREA**

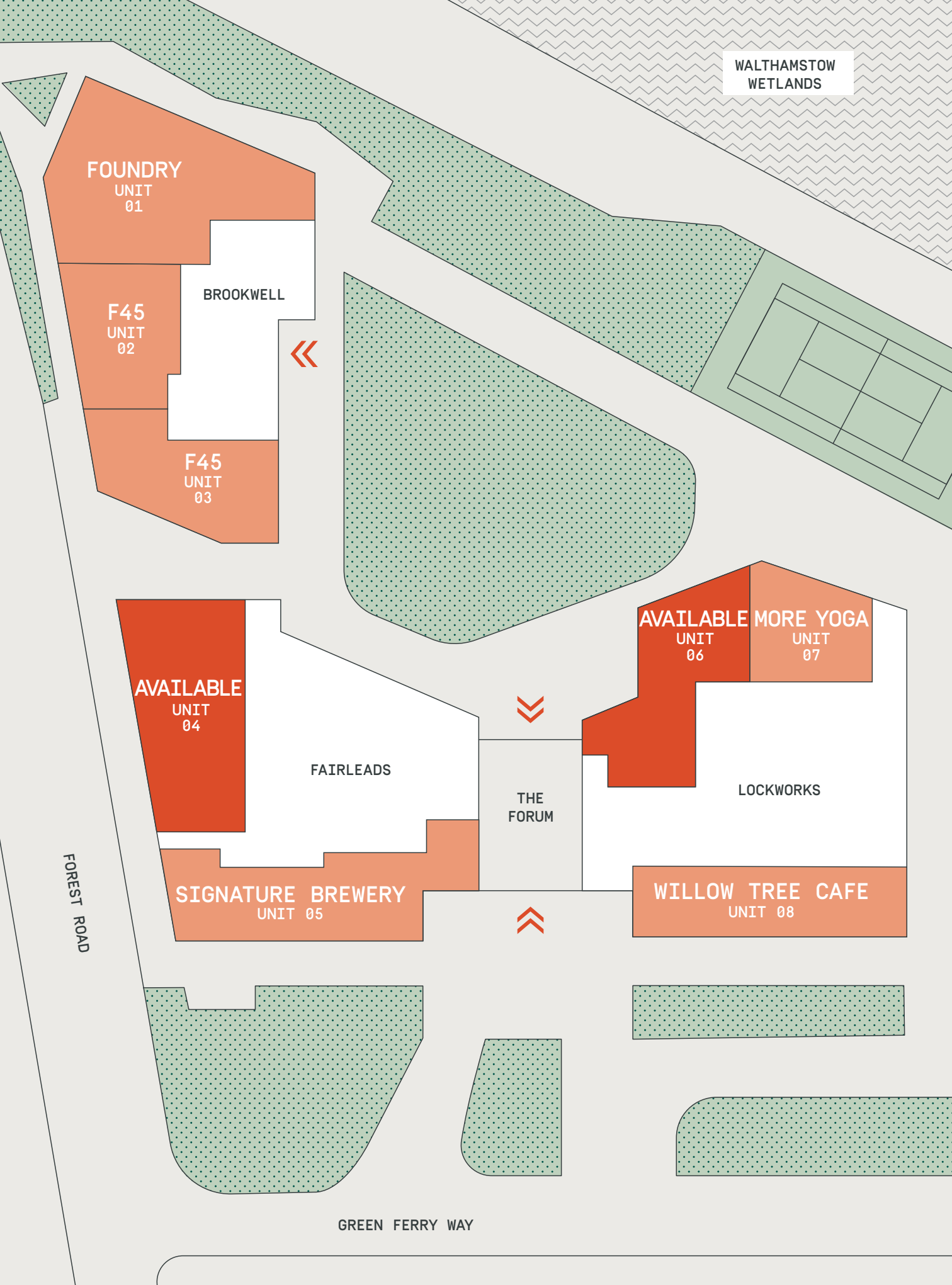
Units 07 and 08 shown here have direct access to the landscaped area outside.



**AERIAL VIEW OF LANDSCAPED AREA**

Units 07 and 08 have direct access to the landscaped area outside.





WALTHAMSTOW  
WETLANDS

FOUNDRY  
UNIT  
01

F45  
UNIT  
02

F45  
UNIT  
03

AVAILABLE  
UNIT  
04

SIGNATURE BREWERY  
UNIT 05

AVAILABLE MORE YOGA  
UNIT 06

WILLOW TREE CAFE  
UNIT 08

FOUNDRY  
UNIT  
01  
UPPER LEVEL

BROOKWELL

FIRST FLOOR

BROOKWELL



THE  
FORUM

LOCKWORKS

FAIRLEADS



FOREST ROAD

GREEN FERRY WAY

- Commercial area
- Terrace
- Residential
- Green space
- Pavement

# COMMERCIAL OVERVIEW



All units have the possibility to house mezzanine spaces and are available as 9 separate units and some can be let together. They will be delivered as a shell and core finish to include shop frontages and capped off services.

**UNIT 01**  
3,143 sq ft / 292 sq m  
Ground floor  
7,699 sq ft / 715 sq m  
First floor  
2,000 sq ft / 186 sq m  
Mezzanine

**UNIT 02**  
1,539 sq ft / 143 sq m  
Ground floor

**UNIT 03**  
1,711 sq ft / 159 sq m  
Ground floor

**REMAINING UNIT  
UNIT 04**  
2,433 sq ft / 226 sq m  
Ground floor

**UNIT 05**  
2,422 sq ft / 225 sq m  
Ground floor

**REMAINING UNIT  
UNIT 06**  
2,088 sq ft / 194 sq m  
Ground floor

**UNIT 07**  
1,227 sq ft / 114 sq m  
Ground floor

**UNIT 08**  
1,851 sq ft / 172 sq m  
Ground floor



**THE FORUM**

Entrances to Units 05 and 07 are located in the Forum as well as street level.



# THE DETAILS



---

## TERMS

New leases are available directly from the Landlord for a term to be agreed.

---

## LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

---

## RENT

Supplied upon application.

---

## VAT

VAT will be levied at the prevailing rate.

---

## ADDRESS

Units 1-9  
Blackhorse Mills  
Wickford Way  
Walthamstow  
London  
E17 6JD

For further information, please contact the sole letting agents CFC:

Harriet Gidney  
harriet@cfcommercial.co.uk  
077 9527 7762

Gabrielle Drury  
gabrielle@cfcommercial.co.uk  
078 0085 7056



## BLACKHORSEMILLS.LONDON

### MISREPRESENTATION CLAUSE

Important notice – These particulars are for general information purposes only and do not represent an offer of contract or part of one. CFC Commercial/Legal & General have made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and CFC Commercial/Legal & General have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither CFC Commercial/Legal & General LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. The images shown are CGIs and are representative of the anticipated appearance of the building. If you require further information please contact CFC Commercial/Legal & General.