

**WALTHAM
PARKWAY**



UNIT 14 / 11,418 SQ FT (1,091 SQ M)

REFURBISHED WAREHOUSE/TRADE UNIT
WALTHAMSTOW, LONDON E17 5DU

TO LET

REFURBISHED WAREHOUSE/TRADE UNIT

AVAILABLE FOR IMMEDIATE OCCUPATION **LONDON E17**

Waltham Park Way is an established trading estate benefitting from almost immediate access to the North Circular (A406) and close proximity to Walthamstow. There are numerous national operators situated within the estate including Screwfix, Electric Center, Wolseley, City Plumbing Supplies, Benchmark, ITS, and Faithull & Dean.

Unit 14 provides the opportunity to lease a high quality, self-contained unit situated on a secure estate. A further suite of sustainability options including roof top solar and warehouse heat source options can be made available subject to occupier requirements.



Refurbishment to include: New roof, LED lighting throughout; Air Conditioning to the offices.



1 Surface loading door



12 car parking spaces and an EV charge point



Clear internal height - 6.5m



Dedicated yard (can be secured)



3-phase electricity

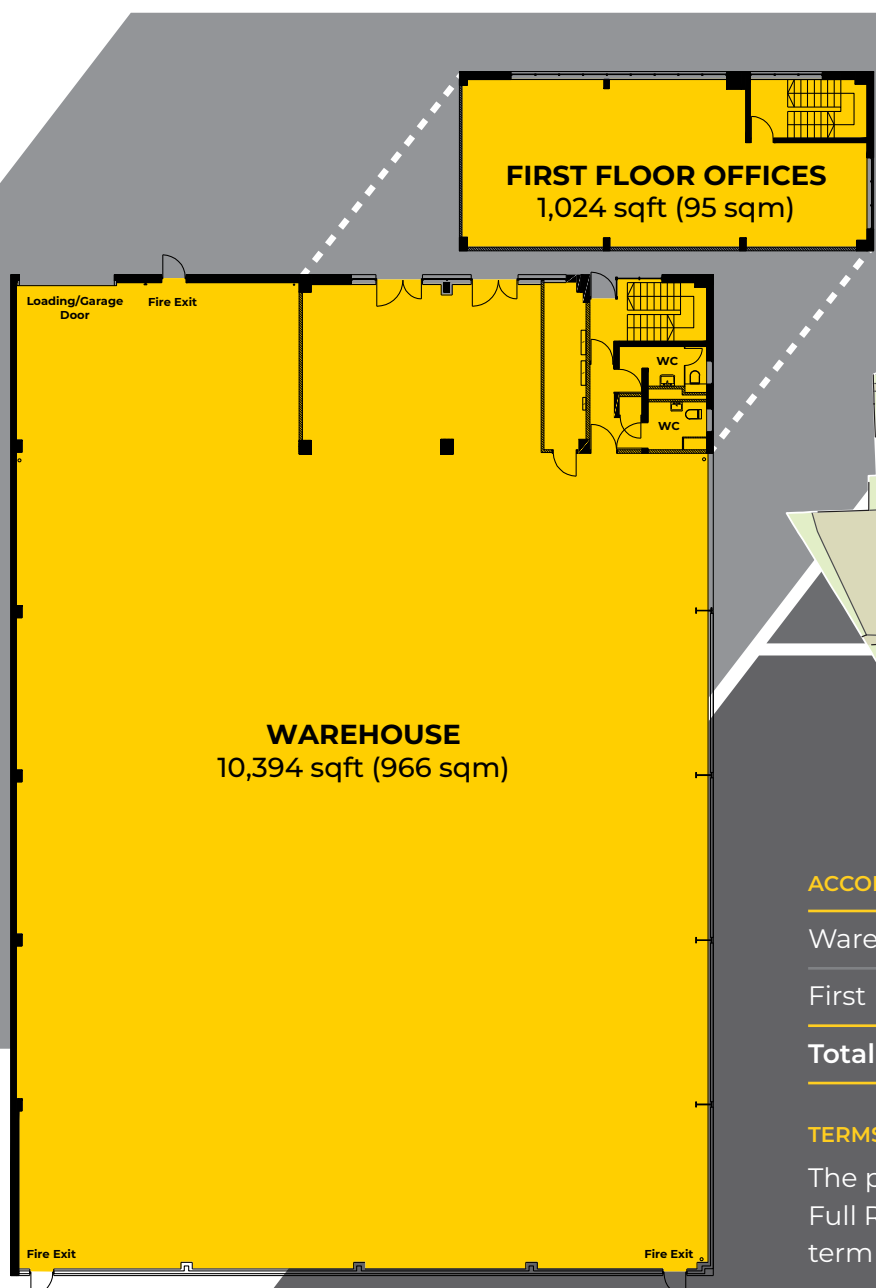


Secure estate



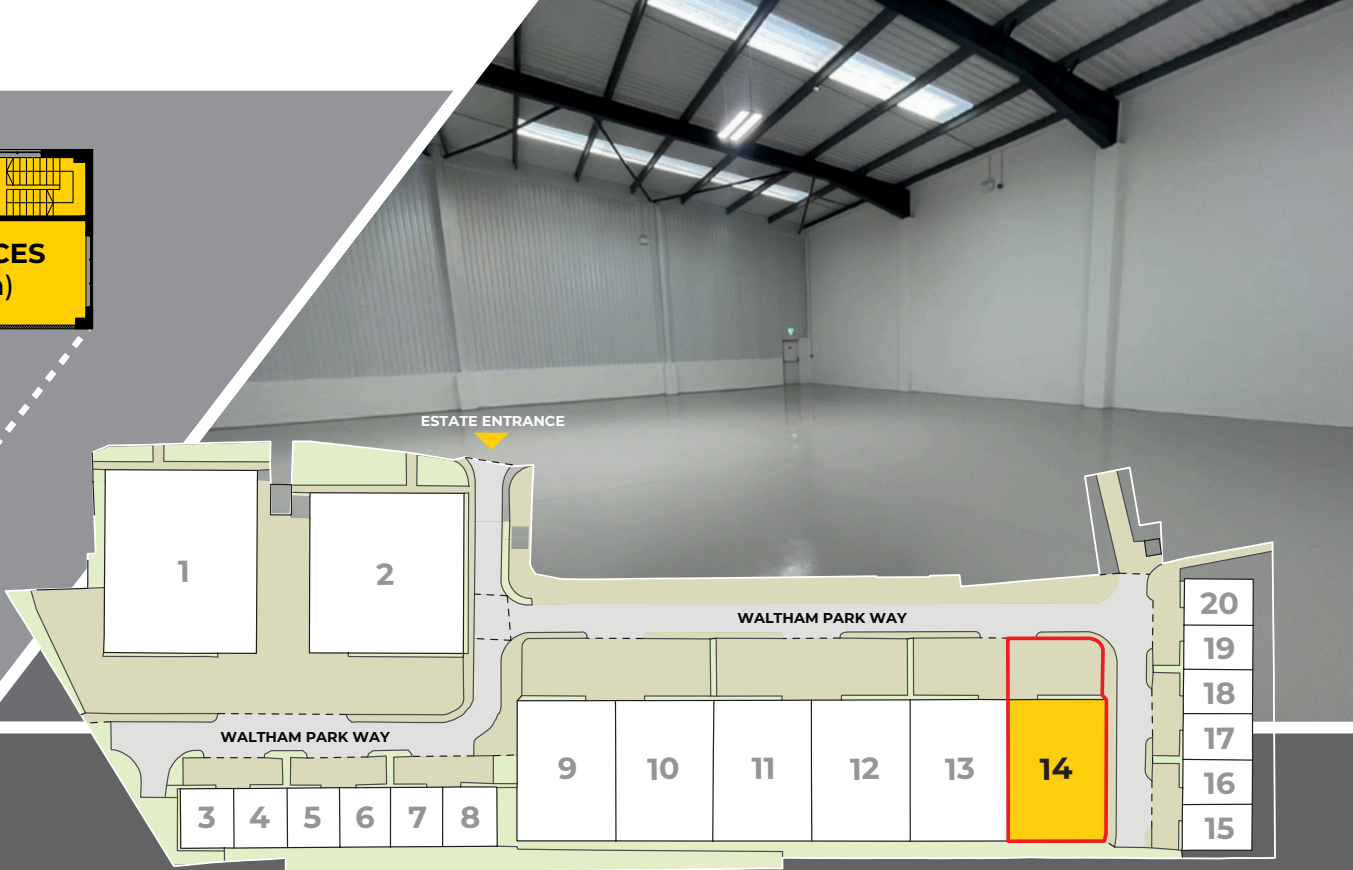
FIRST FLOOR OFFICES





FIRST FLOOR OFFICES
1,024 sqft (95 sqm)

WAREHOUSE
10,394 sqft (966 sqm)



ACCOMODATION (GIA)	sq ft	sq m
Warehouse	10,394	966
First Floor Offices	1,024	95
Total	11,418	1,091

TERMS
The property is available by way of a new Full Repairing and Insuring Lease for a term and rent to be agreed.

EPC
The building has an EPC Rating of B47 with the EPC being in place until July 2031.

SERVICE CHARGE
The 2023/24 service charge budget can be made available on request. A program to upgrade the common areas of the estate will be implemented - full details available upon request

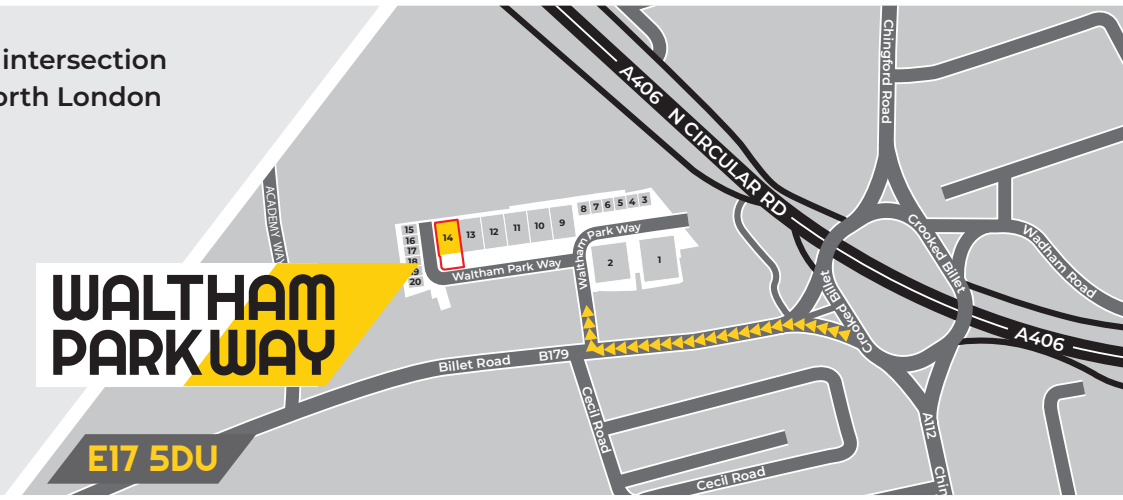


For identification purposes only

Waltham Parkway is situated adjacent to the North Circular Road (A406) intersection with the A112 providing excellent access to the Walthamstow area and North London as well as into Central London.

DISTANCES

North Circular Road (A406)	0.1 Miles	M25 (J27)	9.5 Miles
Walthamstow Central Station (Victoria and Overground)	1.7 Miles	City Airport	11.3 Miles
M11 (J4)	2.4 Miles	Tilbury Docks	24.5 Miles
Central London	7.0 Miles	London Stansted Airport	27.6 Miles



DTRE
020 3328 9080
www.dtre.com

Charlie Wing
07483 068 030
charlie.wing@dtre.com

Jake Huntley
07765 154 211
jake.huntley@dtre.com

GLENNY
020 8367 2334
GLENNY.CO.UK

Peter Higgins
020 3141 3534
p.higgins@glenny.co.uk

Victoria Forster
020 3141 3555
v.forster@glenny.co.uk

Important Notice: DTRE, Glenny LLP and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. 2. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Designed & Produced by Diablo, all rights reserved. | WPW02 September 2023 | www.diablodesign.co.uk

