



STRETTONS

EST 1931

UPLANDS E17

BLACKHORSE LANE, WALTHAMSTOW | E17 5QN

UNITS AVAILABLE FROM: 1,154 – 13,204 SQ FT

To Let | Vibrant mix of industrial, warehouse and studio/office space attracting a creative businesses community





Walthamstow has fantastic green spaces on the door-step and places of interest that are equal to those anywhere else in London.

Location

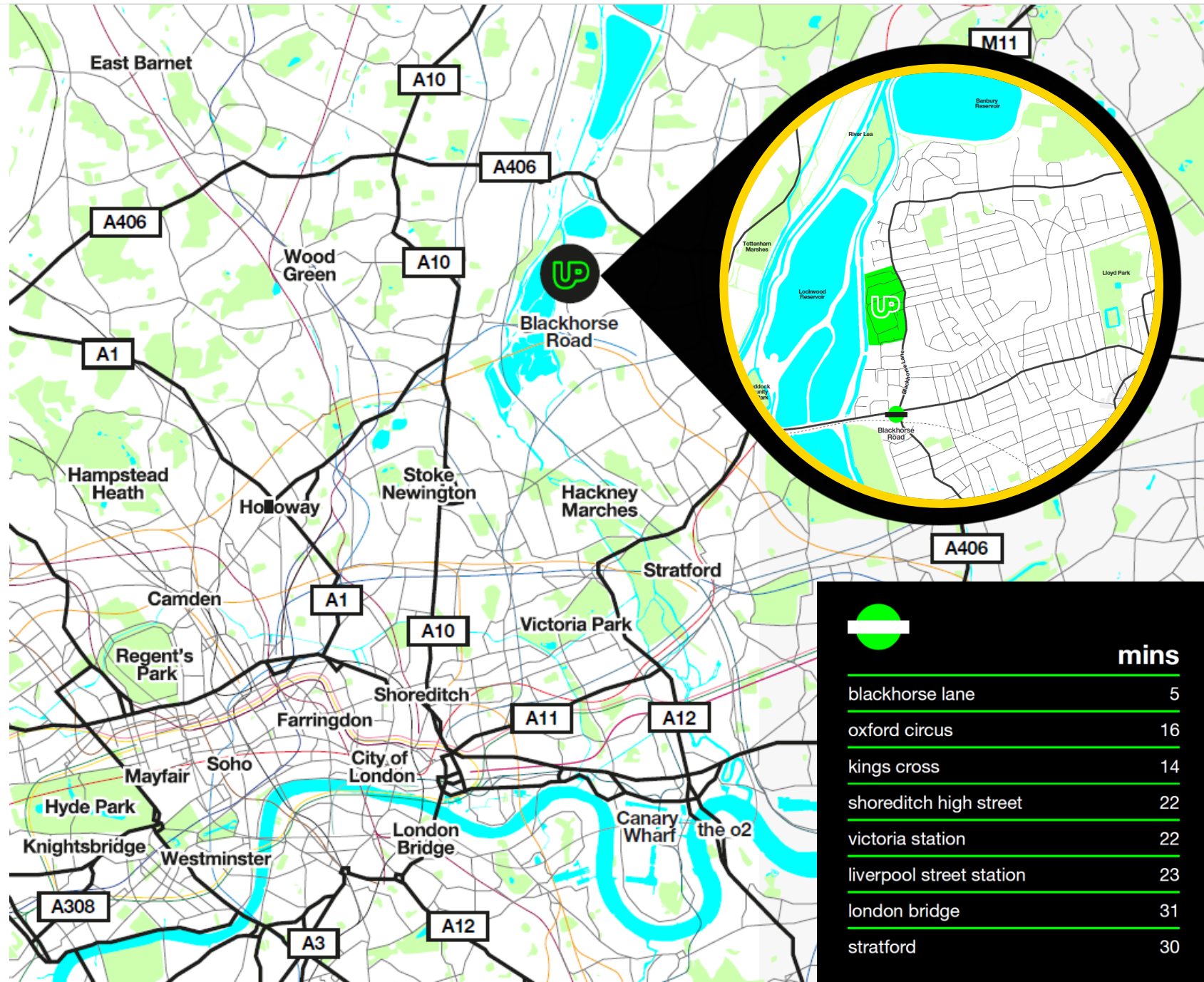
The Walthamstow Wetlands is a nature reserve that includes Coppermill Fields and Leyton Marsh, which are all part of this Green Flag award-winning site and Epping Forest is on the doorstep.

Lloyds Park is a stone's throw from the award-winning William Morris Museum, which is a short distance from Walthamstow Market, which is the longest outdoor market in Europe, where there is nothing you cannot buy. Walthamstow even has a lighthouse, 35 miles from the sea!

There is a choice of 3 train services

Walthamstow Central, which has Overground into Liverpool Street for the City of London, and the Underground on the Victoria line, with a straight run in to London's West End and beyond to Brixton.

Queens Road Overground between Gospel Oak and Barking and Blackhorse Road Station is the nearest to Uplands, which has both Underground Victoria Line and Overground Gospel Oak and Barking.





Description

This North East London business park has a total of 45 units, ranging from in size, each offering loading access and allocated parking. Access to the estate is via three separate entrances.

A phased refurbishment programme has been implemented, including estate wide improvements which will enhance not only the visual impact, but also improve the day to day running of the estate.

A selection of industrial units with amazing eave heights, open-plan floor plates for maximising interior configuration, all with loading doors and allocated parking.

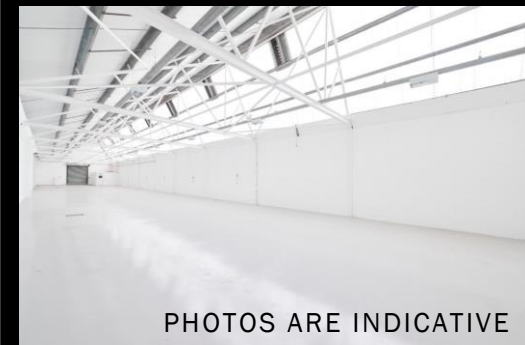
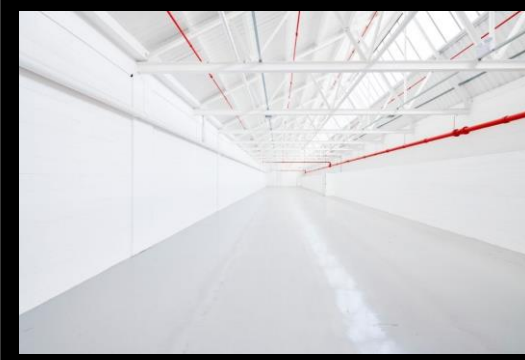
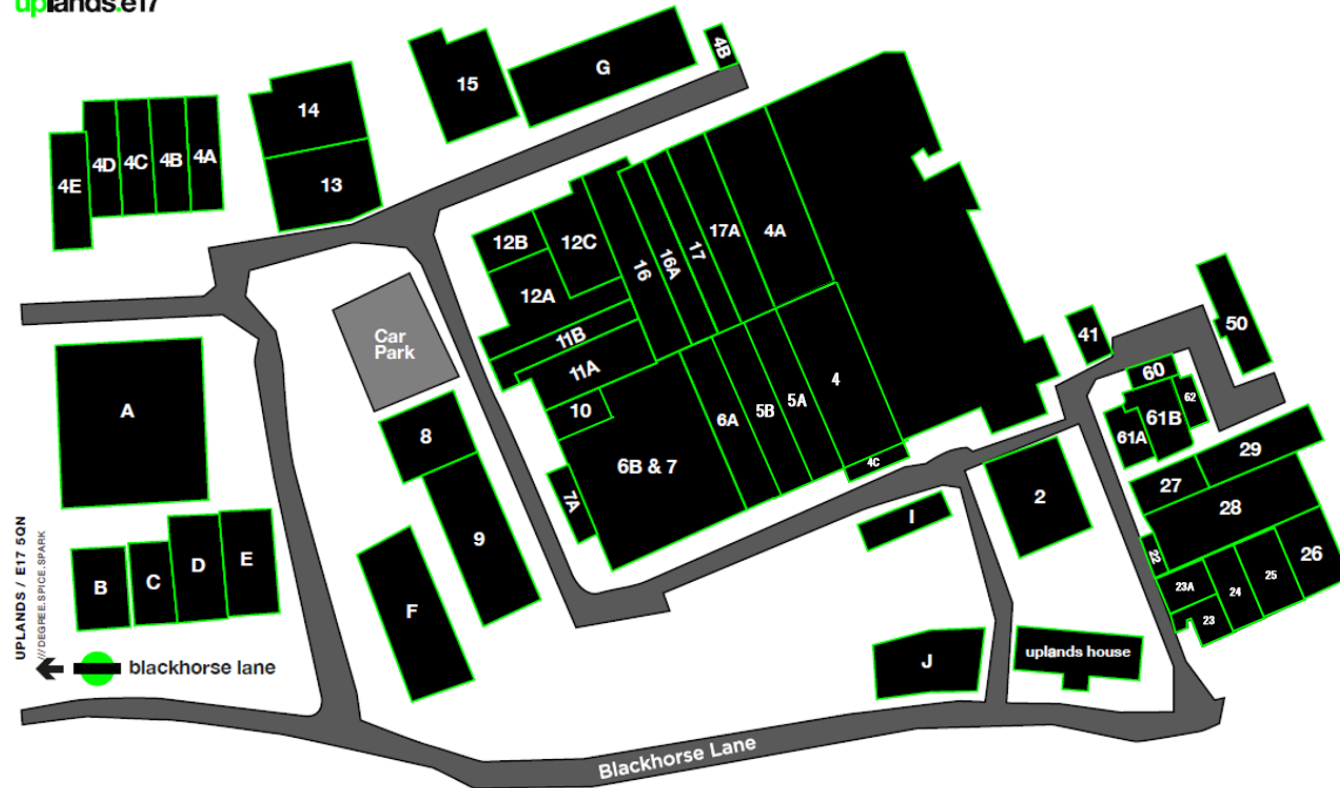
Amenities

- Excellent connectivity
- Refurbished
- Parking
- Open plan
- Business community
- Close to station

Available Units

Unit	ft ²	m ²	Status
7a	TBC	TBC	TBC
8	6,801	631.8	Available
12c	1,154	107.2	Coming Soon
16	7,478	694.7	Available
16a/17	13,204	1226.6	Available

uplands.e17



PHOTOS ARE INDICATIVE



THE GREATER GOOD
• PINTER •

allplants

SQUARE MILE
COFFEE ROASTERS

SIGNATURE
BEER BREW MUSIC

HACKNEY
GELATO

ZEPPELIN
NIGHTLINERS



LEGAL COSTS:

Each party to bear their own costs

EPC:

Available upon request

VAT:

VAT is payable if applicable

TENURE:

Short term / flexible leases available

RENT:

On application

BUSINESS RATES:

London Borough of Walthamstow



For further information please contact

Neal Matthews

Neal.Matthews@Strettons.co.uk

07803 850 227

Harry Robins

Harry.Robins@Strettons.co.uk

07866 075 899



Strettons

Waltham House
11 Kirkdale Road London
E11 1HP
020 8520 1918