



STRETTONS

EST 1931

# UPLANDS E17

BLACKHORSE LANE, WALTHAMSTOW | E17 5QN

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UNITS AVAILABLE FROM: 2,642 – 9,571 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

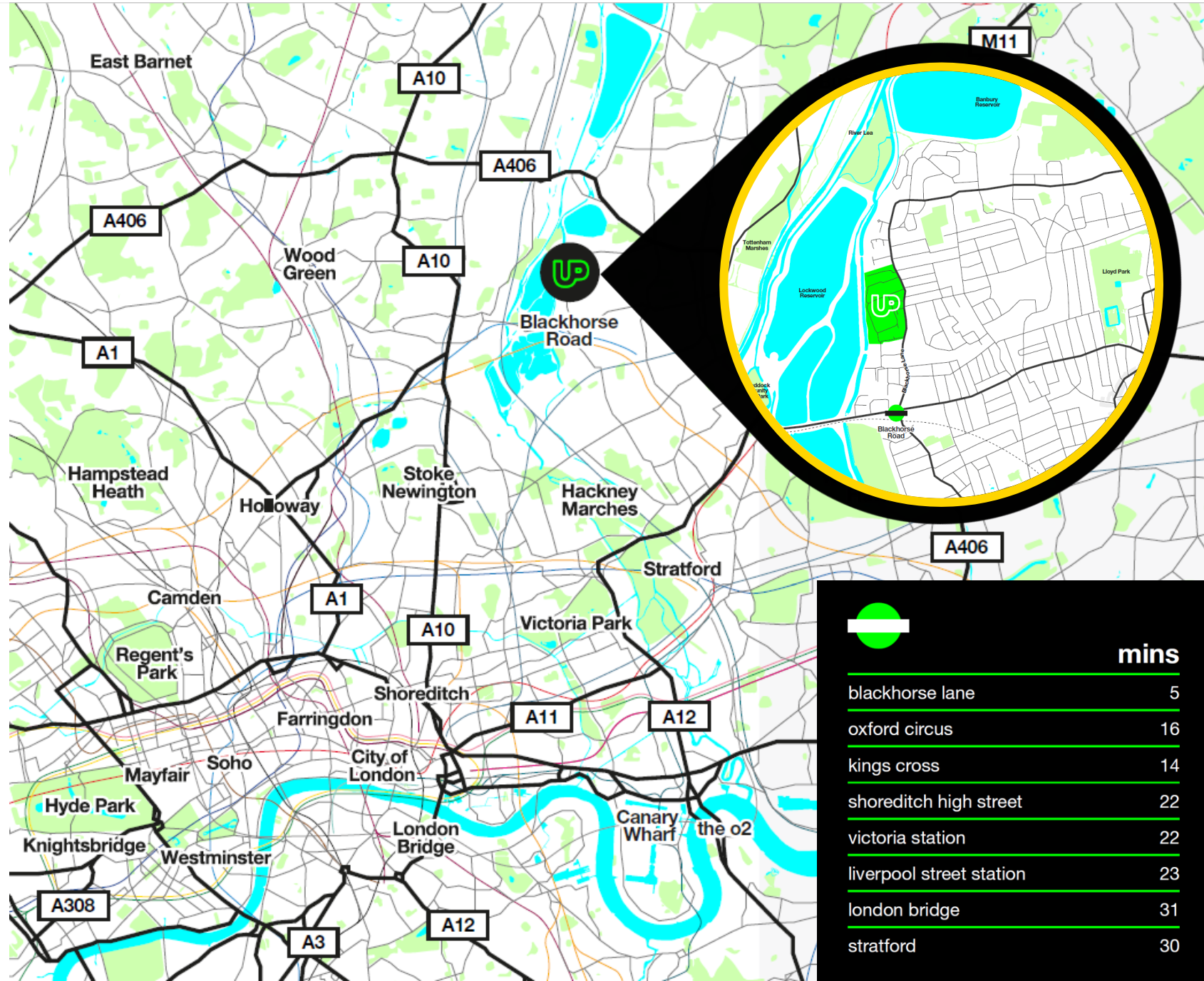
The Walthamstow Wetlands is a nature reserve that includes Coppermill Fields and Leyton Marsh, which are all part of this Green Flag award-winning site and Epping Forest is on the doorstep.

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.

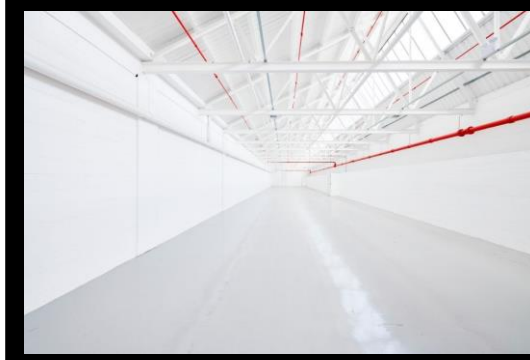
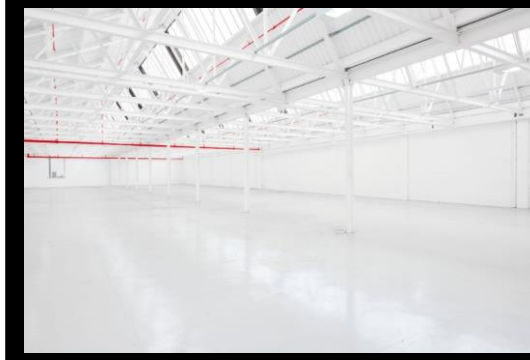
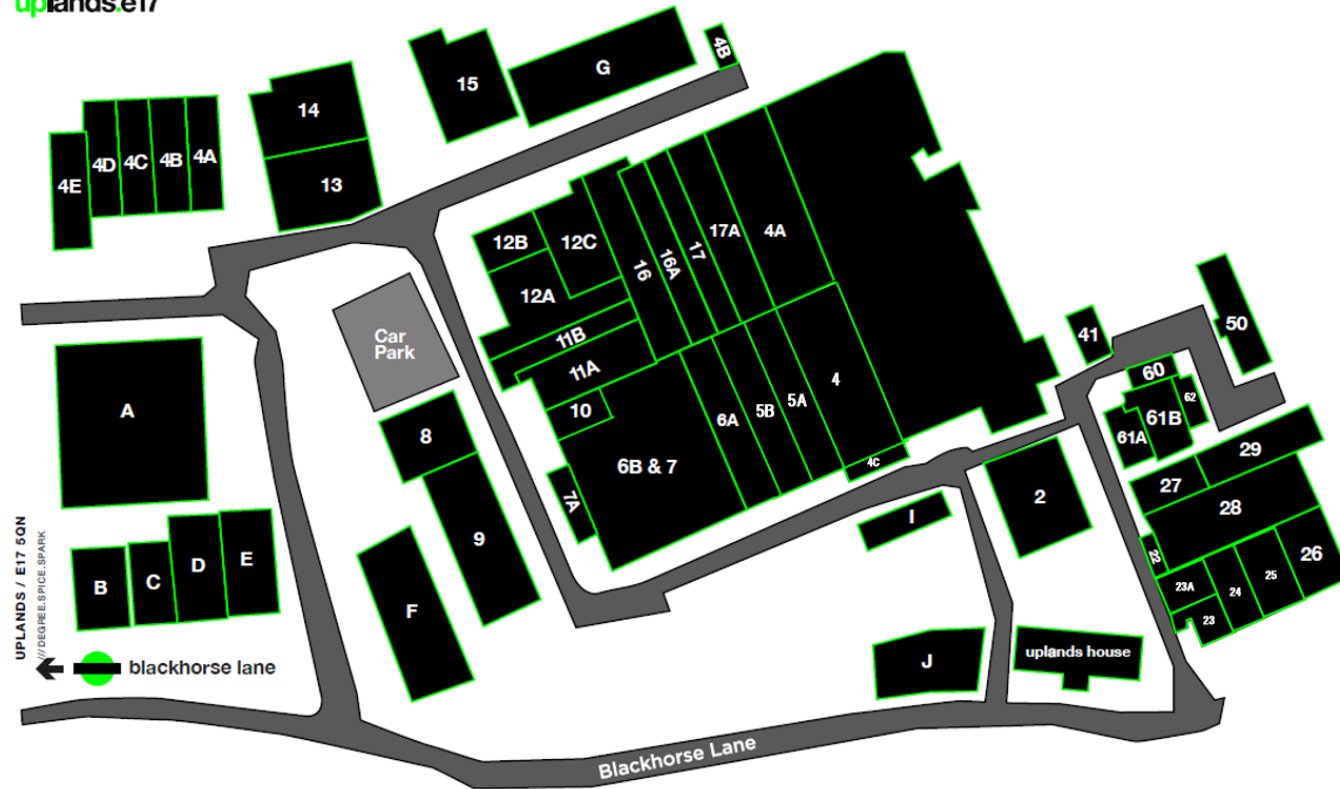
## Amenities

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

## Available Units

Unit	ft <sup>2</sup>	m <sup>2</sup>	Status
2	9,571	889.18	Available
12c	7,154	664.63	Coming soon
16	7,478	694.73	Available
16a	2,070	192.30	Available
17	7,478	694.73	Available

uplands.e17



PHOTOS ARE INDICATIVE



**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

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