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TO LET

**Unit 33 Walthamstow
Business Centre,
Clifford Road,**

Walthamstow, E17 4SX

1,235 sq ft / 114.7 sq m

Rent: £2,500 pcm

Refurbished modern industrial warehouse



Industrial To Let

strettons.co.uk

Unit 33 Walthamstow Business Centre, Clifford Road, E17 4SX

Description

A mid terrace recently refurbished modern industrial warehouse premises offering open plan accommodation with a mezzanine, WC, kitchenette and partitioned office spaces. The property is accessed through one personnel door and a vehicle shutter. There is parking immediately in front of the unit for 2-3 vehicles. Suitable for storage and general industrial uses.

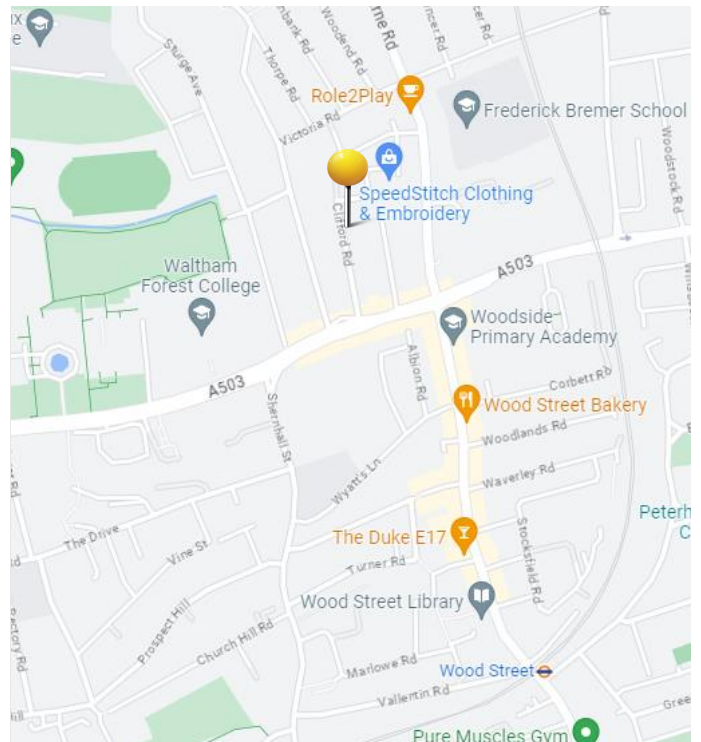
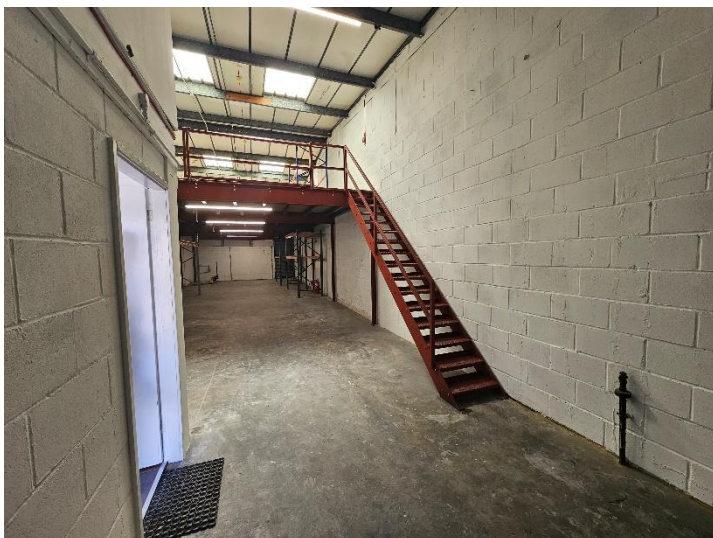
- Open plan warehouse space with a mezzanine
- Loading shutters
- Well maintained modern industrial estate
- Good access to the A406 north circular
- Office space across two floors
- Mezzanine accommodation of 864 sq ft (80.23 sqm)

Location

The unit forms part of a modern estate just to the north of Forest Road (A503). Forest Road links with the A406 North Circular Road at the Waterworks roundabout (approx 1 km from the property). The A406 leads east to junction with the M11 and the A13. Heading west Forest Road is a main route through to the City and West End. A number of retail and catering facilities are within easy walking distance of the estate and numerous bus services run along nearby Forest Road, Fulbourne Road and Wood Street. There is also a network rail station at Wood Street.

Accommodation

	Sq ft	Sq m
Ground floor	1,235	114.7
Mezzanine	864	80.24



Rates Payable

Interested parties to make their own enquiries.

EPC

Available upon request

Rent

£2,500 pcm

VAT

Payable if applicable

Tenure

A new lease to be agreed

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Further Information

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