

# UNIT TO LET

# 43,649 ft<sup>2</sup>



PROMINENT  
LONDON LOCATION



TO BE  
REFURBISHED



3 PHASE POWER &  
GAS SUPPLY



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INDUSTRIAL WAREHOUSE UNITS TO LET

**UNIT 6-8 FOREST TRADING ESTATE**  
PRIESTLEY WAY, WALTHAMSTOW, E17 6AL





## LOCATION

Priestley Way is accessed from Billet Rd just north of the junction with Blackhorse Lane. The A406 north circular road is 2 miles to the north providing access to the M11, A10 and thereby the M25. Black Horse Lane underground station is within walking distance and provides Victoria line underground services via Tottenham Hale which provides overground services to Liverpool Street, Stratford and Stansted airport.

## DESCRIPTION

The building is detached and of portal frame construction arranged as ground floor warehouse with 3 bays fronted by 2 storey offices with level loading within a secure self-contained site and provides excellent loading/parking areas. There is an additional self contained parking area adjacent to the building on Priestley Way suitable for cars and commercial vehicles. The building is to be refurbished. This is a combined unit that can also be split into two individual units.

## SPECIFICATION

- To be refurbished
- 6.1m eaves height
- 7 level loading doors
- 3 phase power
- Self-contained car park



## ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 6-8	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor Warehouse	3,586	38,600
First Floor Offices	469	5,049
<b>TOTAL</b>	<b>4,055</b>	<b>43,649</b>

Unit 6-8 can be split into two individual units:

Unit 6	1,350	14,542
Unit 8	2,705	29,117

## LEASE TERMS

The unit is available on a new full repairing and insuring lease.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

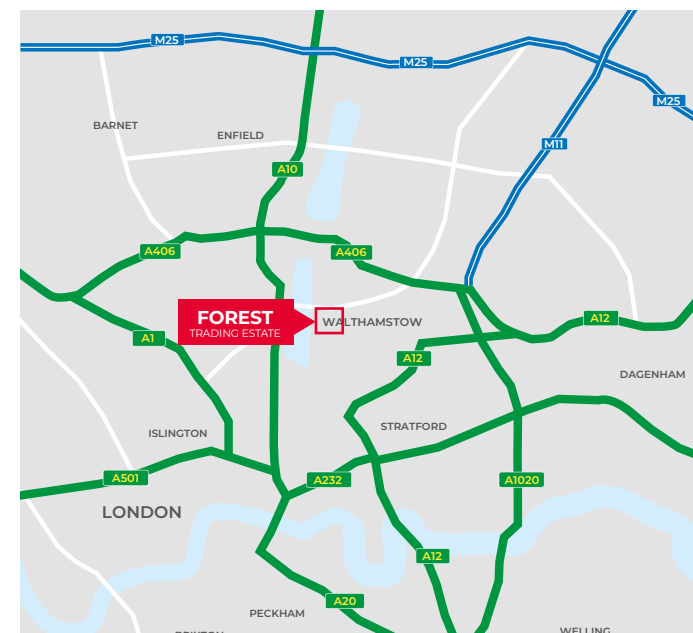
Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

EPC are available on request.



On behalf of the landlord

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