



TO LET

5,130 SQ FT
(476.59 SQ M)

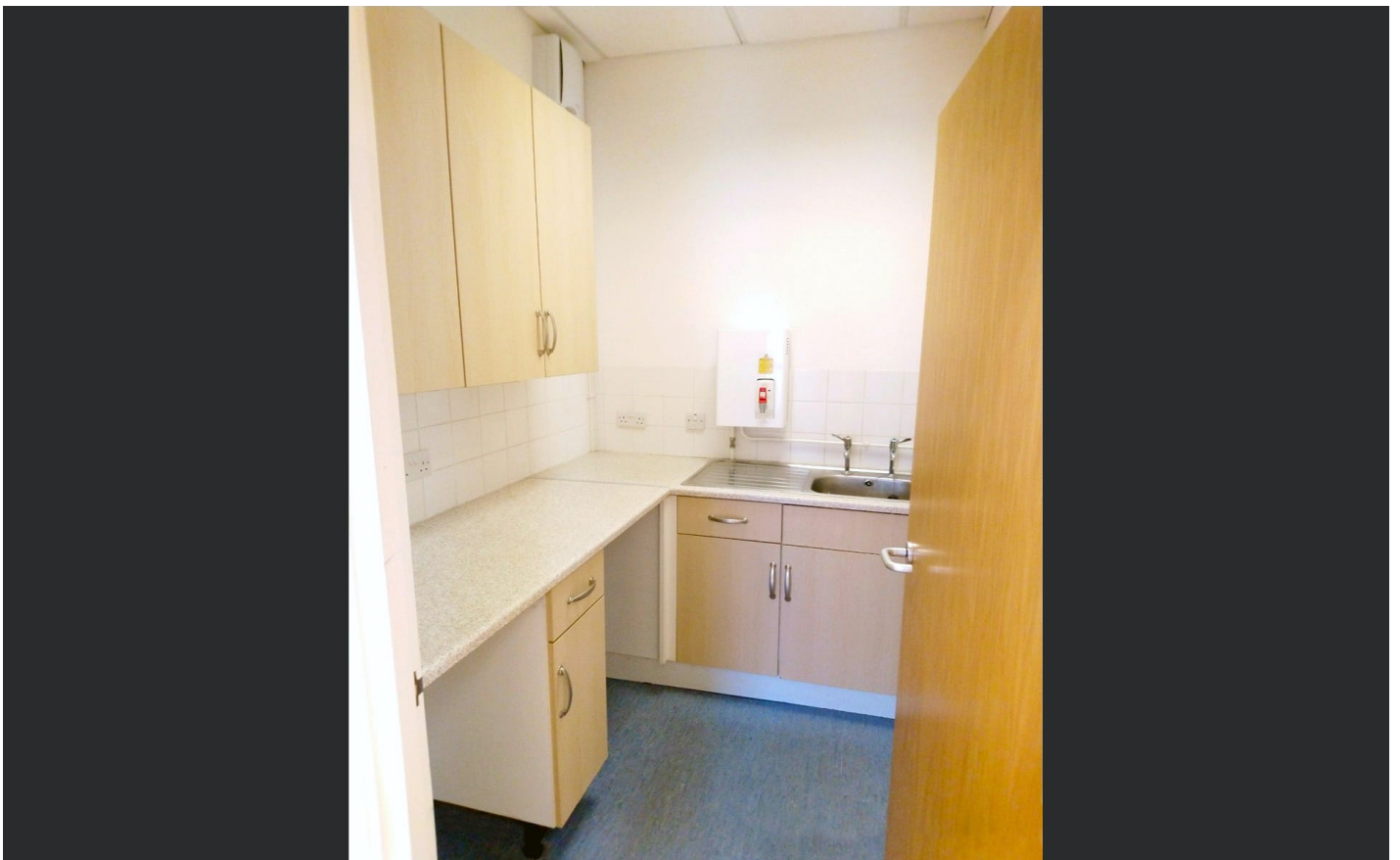
£16 PER SQ FT

Hybrid office/studio building

- Gas fired central heating
- Suspended ceilings
- Male & Female W.C's
- Kitchenette
- 11 parking spaces
- Integral light fittings
- Raised floors & junction boxes

Chingford

Avocet - Unit 3, Trinity Business Park, Trinity Way, London, E4 8TD



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Description

The premises comprises a two storey hybrid office and studio/warehouse property on a well established business park. Arranged to provide mainly clear space on each floor with the ground floor given to functional warehouse/workshop use and the first floor fitted as offices.

Location

Trinity Park is located adjacent to the A406 North Circular Road approximately midway between Hall Lane and Crooked Billet Roundabout accessed from the eastbound carriageway. The M11 motorway is located 2 miles east providing immediate access to the M25.

Located in the London Borough of Waltham Forest and situated 10 miles (16 km) northeast of Charing Cross. It has great rail links into Central London and is just a short drive from multiple stations. There are also a number of supermarkets in close proximity by foot. This, together with dedicated parking spaces, make these units a prime opportunity for business.

Viewings

Strettons
Waltham House, 11 Kirkdale Road, London, E11 1HP
Abas Anwar: 07803 850 230

Service Charge

TBC

Business Rates

London Borough of Waltham Forest.

Interested parties are advised to make their own inquiries with the Local Authority.

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Configuration

Upon Enquiry

Tenure

New Lease

EPC

Upon Enquiry

VAT

Applicable

Contacts

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Further Information

[View on our website](#)

[Floor Plans](#)

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