



STRETTONS
EST 1931



TO LET

**28 Walthamstow
Business Centre,
Clifford Road,
Walthamstow, E17 4SX**

1,240 sq ft / 115.19 sq m

Warehouse / Industrial unit located in popular trading estate close to Walthamstow and Highams Park



Industrial To Let

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Description

A modern single storey industrial warehouse premises offering open plan accommodation with WC's and partitioned office spaces. The property is accessed through one personnel door and a vehicle shutter. There are both male and female WC's within the unit and there is parking immediately in front of the unit for 2-3 vehicles. Suitable for storage and general industrial uses.

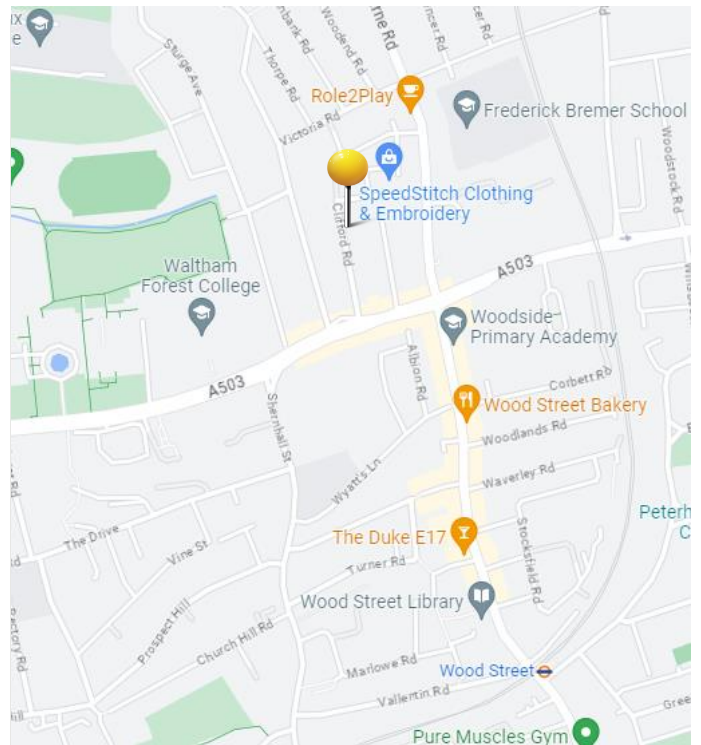
- Open plan warehouse space
- Loading shutters and rear office space
- Well maintained modern industrial estate
- Good access to the A406 north circular

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 | 1,240 | 115.19 |



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|----------------------|--|
| Rates Payable | £6,986 Per annum This property is likely to benefit from small business relief. We recommend any buyer make their own enquiries |
| EPC | Upon Enquiry |
| Quote Rent | £2,500 pcm |

Contacts

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Further Information [View on Website](#)

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