



## 25 Walthamstow Business Centre, Clifford Road, London, E17 4SX

Warehouse / Industrial unit located in popular trading estate close to Walthamstow and Highams Park, offering 2,122 sqft onsite parking

- Single storey modern industrial unit in prominent east london location
- Loading shutter and separate personnel entrance door
- Ground floor storage area with additional mezzanine level
- Available immediately

Interested?

Request more information.

020 8221 9610

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# 25 Walthamstow Business Centre, Clifford Road, London, E17 4SX

## Summary

Available Size	2,122 sq ft
Price	Offers in excess of £425,000
Rates Payable	£7,703.74 per annum We recommend prospective purchasers make their own additional enquiries to the local authority.
Rateable Value	£17,500
VAT	Not applicable
EPC Rating	C (65)

## 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. The space offers large open plan storage on the ground floor with additional storage/office space on a mezzanine level. Suitable for storage and general industrial.

## 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

The accommodation comprises the following areas:

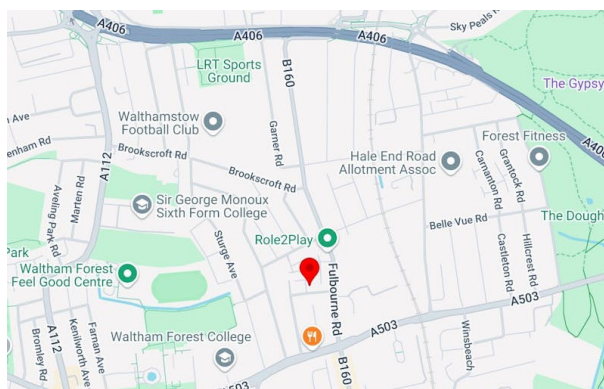
Description	sq ft	sq m
Ground floor area	1,185	110.09
Mezzanine Area	937	87.05
<b>Total</b>	<b>2,122</b>	<b>197.14</b>

## Legal Costs

Each party to bear their own legal costs. The prospective buyer is, however, required to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

## Tenure

The sale of a 922 year long lease from 2010



## Viewing & Further Information

**Nick Robinson MRICS**  
020 8221 9612 | 07983 731978  
nick.robinson@dobbinandsullivan.com

**Latif Acisu**  
020 8221 9614 | 07487216389  
latif.acisu@dobbinandsullivan.com

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