



Unit A

1 Bickley Road, London, E10 7AQ

**GROUND FLOOR UNIT
FOR SALE OR TO LET –
£300,000 Sale OR
£25,000 pa Rental**

**1,722 sq ft
(159.98 sq m)**

- Ideal for a variety of office, retail and distribution sectors
- Flexible open plan ground floor layout
- Attractive floor to ceiling glazed frontage
- READY FOR OCCUPATION

Unit A, 1 Bickley Road, London, E10 7AQ

Description

IDEAL FOR AN OWNER OCCUPIER / COMMERCIAL INVESTOR

The ground floor commercial unit forms part of an attractive new mixed use development and are defined as Class E – allowing for A1, A2, B1 and selected D1 and D2 Use Classes without planning consent but subject to Freeholder consent.

Please note, the freeholder will not permit restaurant or 'fast food' use within the development

Location

The commercial unit is located in Waltham Forest at the northern end of Bickley Road just off the busy Lea Bridge Road (A104). Lea Bridge Road is one of the main road/cycle routes connecting East & North London to the City and also connects to Stratford and the A12 within 10 minutes drive.

Numerous bus routes are available on Lea Bridge Road and Leyton Midland London Overground station is within an 11 minute walk.

Accommodation

The accommodation comprises of the following

Name	Building type	Size	Rent	Price
Unit - A	Mixed Use	1,722 sq ft	£25,000 per annum	£300,000

Specification

- Ideal for a variety of office, retail and distribution sectors
- Diverse North East London location giving good access to the City
- Flexible open plan ground floor layout
- Attractive floor to ceiling glazed frontage
- Good ceiling heights
- Light wells within the unit offering additional natural light
- Bike Storage Accommodation

Viewings

By appointment with sole agents, Stirling Ackroyd

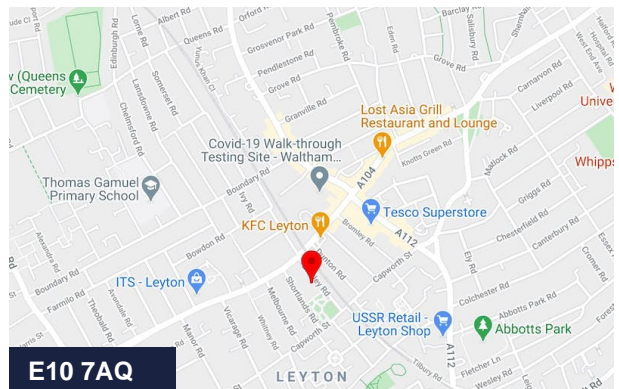
Terms

Long Leasehold sale, 999 year lease, peppercorn rent

Lease: A new lease is available, direct from the landlord, on a term to be agreed.

VAT

The property is not elected for VAT.



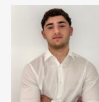
Summary

Available Size	1,722 sq ft
Rent	£30,000 per annum
Price	£300,000
Business Rates	London Borough of Waltham Forest. To be assessed.
EPC Rating	Upon Enquiry

Viewing & Further Information



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