



**TO LET / FOR SALE**

**Unit B, 1 Bickley  
Road, London, E10  
7AQ**

2,809 sq ft

Ground floor unit  
available to buy or to let.  
£550,000 sale or  
£40,000 per annum  
rental.



**VIDEO TOUR**

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## Description

Ideal for an owner occupier/commercial investor.

1 unit available, unit 2 now let. The ground floor commercial unit forms part of an attractive new mixed-use development and is 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.

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## Location

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

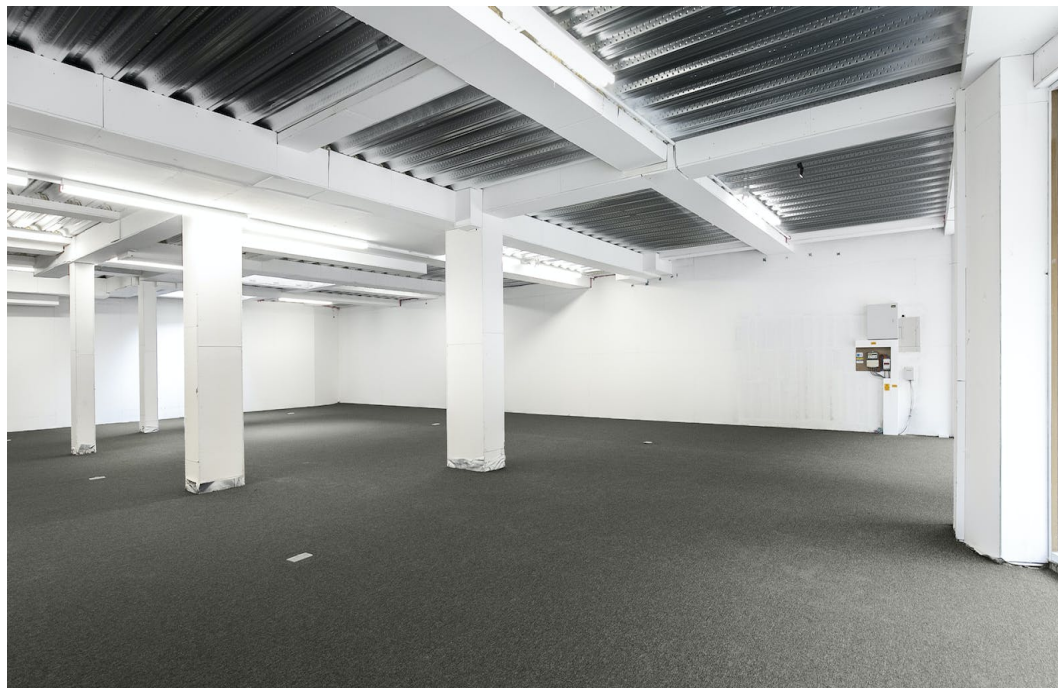
Numerous bus routes are available on Lea Bridge Road and Leyton Midland London Overground Station is within an 11 minute walk.

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## Key points

- Mixed use space of 2,809 square feet
- Ideal for a variety of office, retail and distribution sectors
- Ready for occupation
- Long leasehold sale - 999 years
- Available for sale or to let
- 1 unit remaining, unit 2 now let - new personal fitness studio
- Ideal for owner/occupier
- Good location





## Rents, Rates & Charges

Lease	New Lease
Rent	£40,000 per annum
Price	£550,000
Rates	London Borough of Waltham Forest. To be assessed.
Service Charge	On application
VAT	Not applicable
EPC	On application

## Viewing & Further Information



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