

# uplands.e17

Blackhorse Lane,  
Walthamstow E17 5QN

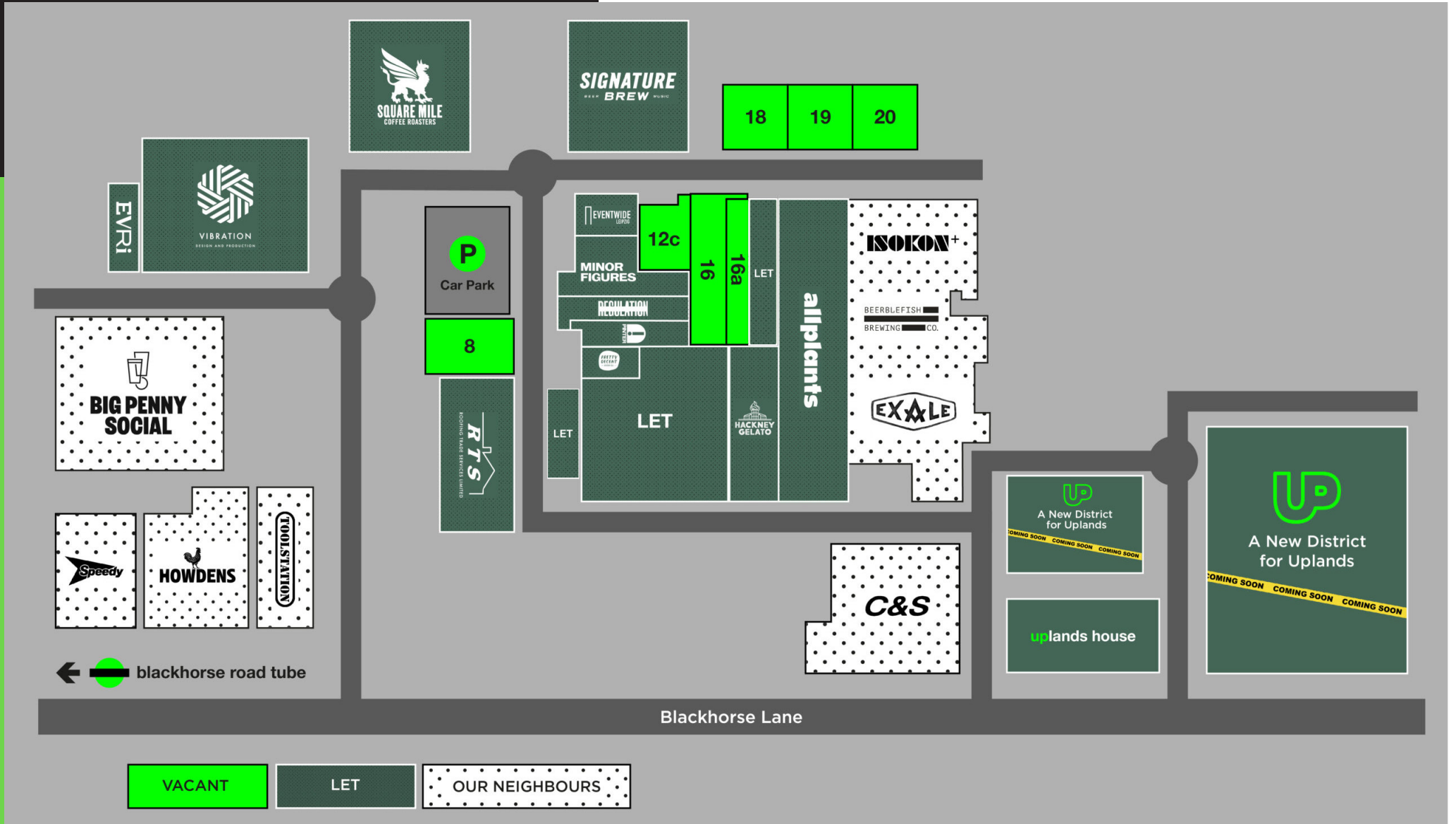
Units available from  
3,821 - 16,372 sq ft

To let  
Vibrant mix of industrial, warehouse and studio/office space  
attracting a creative businesses community



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## Description

With 45 units of various sizes, this North East London business park offers flexible spaces for different business needs. Each unit has loading access and allocated parking, and the estate is easily accessible from three separate entrances.

The estate has undergone a phased refurbishment programme, enhancing its visual appeal and functionality. Whether you need a small creative space or a large warehouse, you will find a suitable space in this vibrant and well-maintained estate.

The industrial units feature excellent natural daylight, open plan floor plates suitable for a wide range of fit-outs, and loading door access.



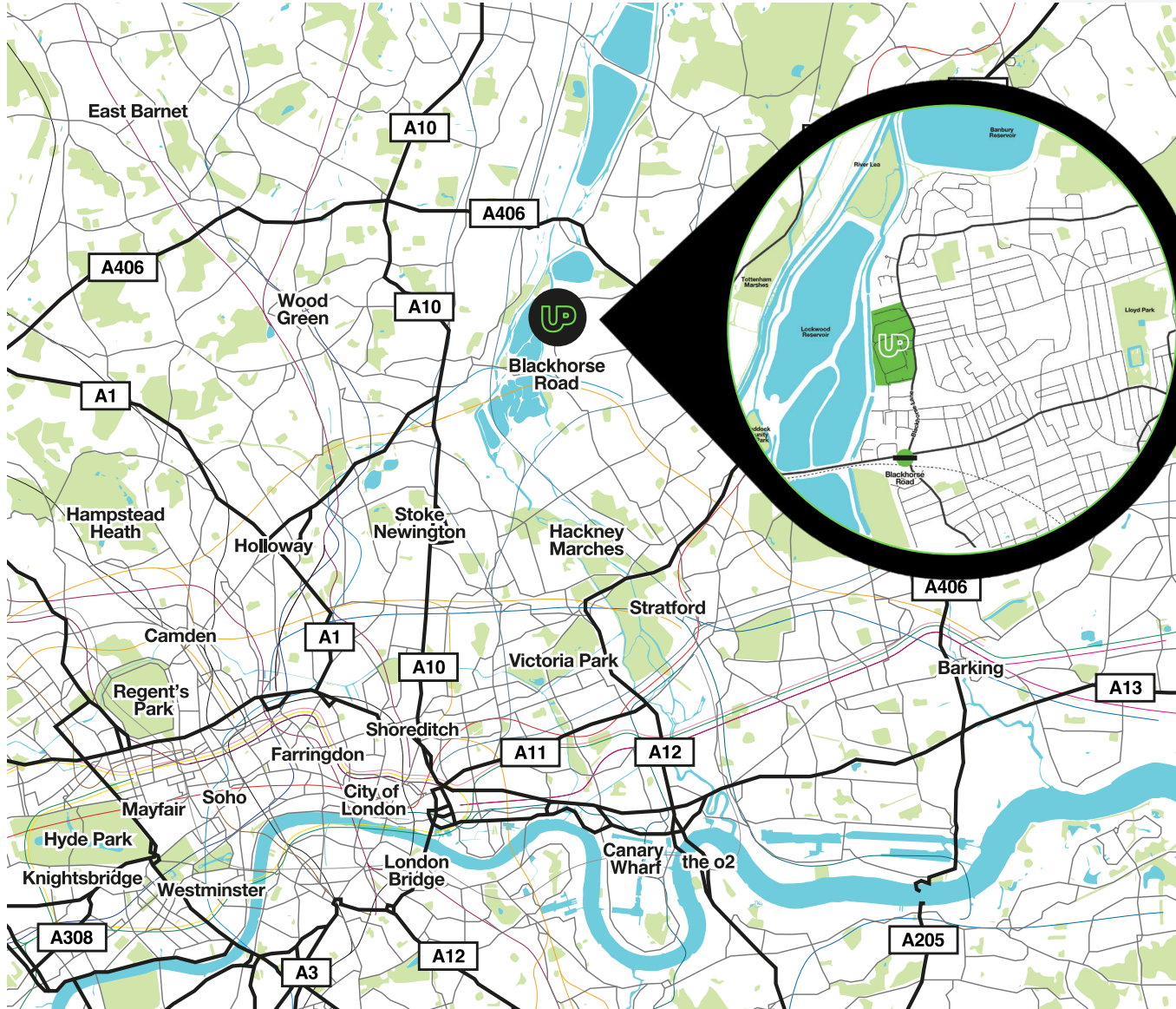
## Amenities

- Excellent connectivity
- Refurbished
- Parking
- Open plan
- Business community
- Close to station

## Available Units

Unit	Sq ft	Sq m	Status
7a	1,992	185.1	Under Offer
8	6,801	631.8	Available
12c	7,154	664.6	Available
16	7,478	694.7	Available
16a	6,620	615.1	Available
18	5,230	485.9	Available
19	5,230	485.9	Available
20 Ground Floor Mezzanine	5,912 3,821 2,091	549.2	Available
18-20 Mezzanine	16,372 2,091	1,521	Available





Walthamstow has **fantastic green spaces** on the door step and places of interest that are equal to those anywhere else in London.



### Location

Uplands E17 on Blackhorse Lane boasts excellent connectivity to three major train stations. Just 0.3 miles away, Blackhorse Road station provides Victoria Line and London Overground services, reaching London Liverpool Street in just 23 minutes.

Walthamstow Central, (1 mile), offers both Victoria Line and London Overground services. Additionally, Queens Road Overground station, also 1 mile away, connects to the Gospel Oak to Barking line. This superb transport network ensures seamless access, making Uplands Business Park an ideal business location.

The Walthamstow Wetlands is a nature reserve that includes Coppermill Fields and Leyton Marsh, which are all part of this Green Flag award winning site.

Epping Forest and Loyds Park is a stone's throw from the William Morris Museum, which is a short distance from Walthamstow Market - the longest outdoor market in Europe, where there is nothing, you cannot buy. Walthamstow even has a lighthouse, 35 miles from the sea!

	mins
blackhorse lane	5
oxford circus	16
kings cross	14
shoreditch high street	22
victoria station	22
liverpool street station	23
london bridge	31
stratford	30





A unit for every type of business



uplands  
e-seventeen

**Legal Costs**

Each party to bear their own costs

**EPC**

Available upon request

**VAT**

VAT is payable if applicable

**Tenure**

Short term/Long term flexible leases available

**Rent**

On application

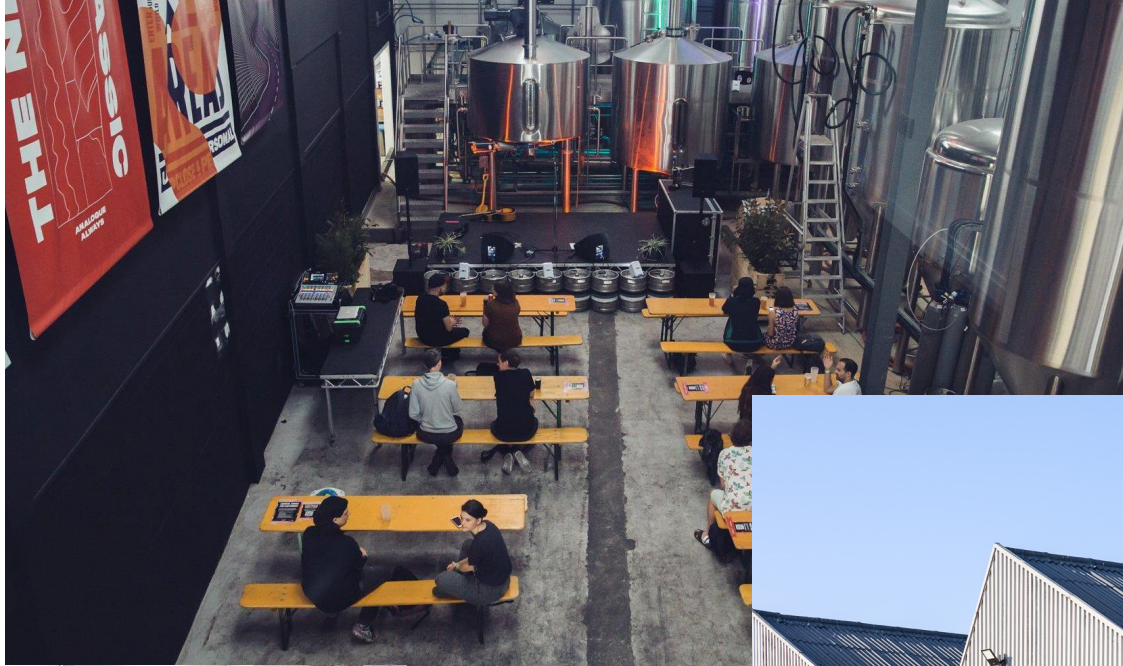
**Business Rates**

London Borough of Walthamstow

**Website URL**

[uplands-e17.co.uk](http://uplands-e17.co.uk)





uplands  
e.seventeen





Some of our businesses that are already working here



allplants



SIGNATURE BEER BREW MUSIC



For further information please contact



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