



Unit 1

81-83 Lennox Road, London, E17 8NS

1,938 sq. Ft. Ground Floor Industrial Unit in Walthamstow.

1,938 sq ft
(180.05 sq m)

- Parking Included
- Ground Floor, Industrial Unit
- Self-Contained
- 1,938 sq. Ft. - 12 ft. Height
- 3-Phase Electricity
- Private Toilet & Kitchenet
- Part of Gated Business Estate
- 24 Hour Access

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Summary

Available Size	1,938 sq ft
Rent	£3,000 per month
Rates Payable	£8,233.50 per annum Small Business Relief Scheme Applicable
Rateable Value	£16,500
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

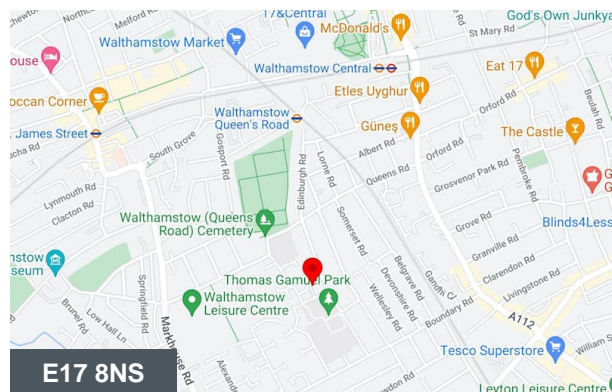
Description

This ground floor industrial unit offers a practical and spacious layout suitable for various industrial uses. It features high ceilings, sturdy construction, and wide access doors for easy movement of goods and equipment.

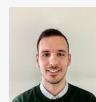
The unit includes essential utilities such as ample power supply, efficient lighting, and reliable ventilation. On-site parking and convenient loading bays enhance logistics and transportation.

Location

Walthamstow boasts excellent connectivity to the rest of London. Walthamstow Central station, located on the Victoria Line, offers a swift 20-minute journey to Central London. Additionally, St. James Overground and Walthamstow Queens Road train services, along with numerous bus routes, enhance its appeal as a convenient hub for commuters.



Viewing & Further Information



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