



STRETTONS



TO LET

17a Station Road, Walthamstow,
E17 8AA

Warehouse/Workshop benefiting from yard/parking



INDUSTRIAL TO LET

strettons.co.uk

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Description

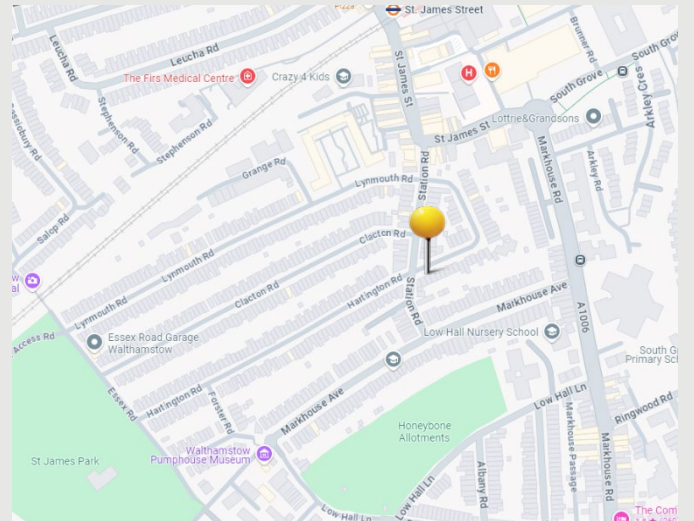
The property comprises a two-storey building with brick work elevations. The ground floor is a light industrial warehouse with eaves height of 3.6m, and the first floor is fitted out as office space with a kitchenette unit. The unit has an 'L' shaped yard, circa 1,249 sq.ft, which can be accessed from Station Road and benefits from loading doors to the rear

Location

The property is located on Station Road in Walthamstow. Station Road lies to the south of St James Street Station which is a short walk away and provides London Overground services. 0.8 Miles northwest from the property is Walthamstow Station, providing London Overground and London Underground Victoria line services.

Accommodation

	FT ²	M ²
Ground Floor	1,618	150.4
First Floor	1,671	155.2
Total Internal Area	3,290	305.6
Yard	1,249	116.0



Tenure A new lease to be agreed

Rent £50,000 per annum

EPC D-82

VAT Not Applicable

Business Rates Each party to make their own enquiries with London Borough of Waltham Forest

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Further Information [View on Website](#)

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