



TO LET

17 Forest Trading Estate, Priestly Way, London, E17 6AL

A corner unit at the end of a terraced industrial Warehouse

6,497sq ft/603.59sq m



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Description

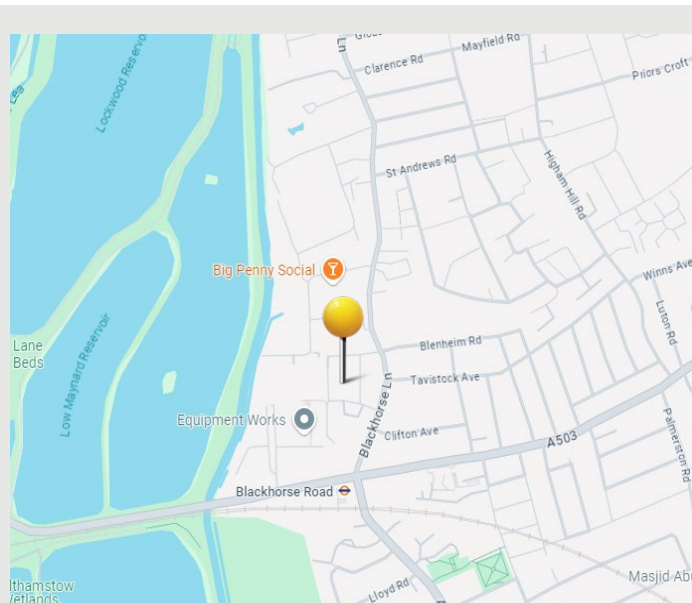
The property comprises a corner unit at the end of a terraced industrial warehouse located within a secure gated estate. Unit 17 features independent access and includes its own yard area with parking for seven vehicles. The warehouse is constructed with brickwork lower elevations and steel profile-clad upper elevations and roof, offering an internal eaves height of 5.4m. Key features include a 3-phase power supply and a ground floor office, with additional office space on the first floor accessed via a mezzanine floor, which can be removed.

Location

The Forest Trading Estate is located within an established industrial estate in the primary industrial zone to the west of Blackhorse Lane (B179). Blackhorse Lane provides direct access to Forest Road/Ferry Lane (A503) to the south and the North Circular Road (A406) via Billet Road to the north, which is approximately 1.7 miles away. The North Circular Road (A406) connects directly to the national motorway network, including the A10 and M11. Additionally, Forest Road (A503) serves as one of the main routes to The City, with London Liverpool Street approximately 7 miles away, and the West End, with Warren Street approximately 7.6 miles away.

Accommodation

	FT ²	M ²
Ground Floor	3,772	350.43
Mezzanine	2,725	253.16
Total Internal Area	6,497	603.59



Tenure	A new lease to be agreed
Rent	On Application
Rateable Value	Each party to make their own enquiries with London Borough of Waltham Forest
VAT	Payable is applicable
EPC	B

Contacts

Charlie Page
07803 850 225
Charlie.page@strettons.co.uk

Harry Robins
07866 075 899
Harry.robins@strettons.co.uk



Further Information [View on Website](#)

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