



28 St. Andrews Road
Walthamstow, London, E17 6NZ

Open Plan Industrial Premises

2,663 sq ft
(247.40 sq m)

- Two loading spaces
- Roller shutter
- Power and gas supply
- High ceilings

28 St. Andrews Road, Walthamstow, London, E17 6NZ

Summary

Available Size	2,663 sq ft
Rent	£53,000 per annum
Business Rates	Upon Enquiry
Service Charge	TBC
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	Upon enquiry

Description

The available accommodation is a self-contained ground-floor industrial unit in the heart of Waltham Forest. It features high ceilings, a secure roller shutter entrance, power and gas supply, and two forecourt loading spaces for easy access.

Ideal for production, storage, and distribution, this versatile unit offers a well-located space for a variety of businesses.

Location

Situated on St. Andrew's Road close to the junction with Blackhorse Lane and Sutherland Road. Blackhorse Road Underground Station, Victoria Line is only a 10 minute walk away. The premises is also serviced by many local bus routes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,663	247.40	Available
Total	2,663	247.40	

Viewings

By appointment only

Terms

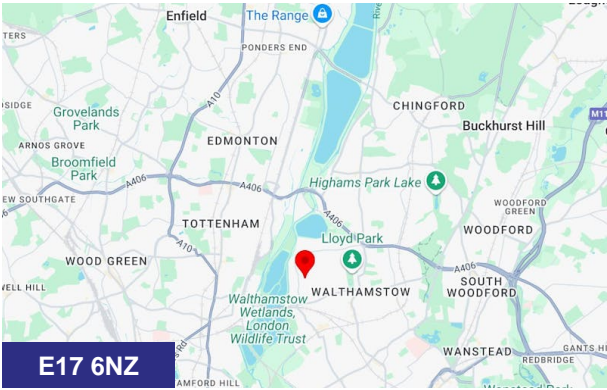
A New FRI Lease to be contracted Outside the Act 1954.

Service Charge

TBC

VAT

Not Applicable



Viewing & Further Information

Luke Marioni

0207 377 8989 | 07734601111
luke@tarn-tarn.co.uk

Gasper Koscik

0207 377 8989 | 07554640000
Gasper@tarn-tarn.co.uk

Arthur Nowicki

0207 377 8989 | 07792711461
arthur@tarn-tarn.co.uk