



33 Sutherland Road

Walthamstow, London, E17 6BH

Large Self Contained Industrial Unit in the Heart of Walthamstow

12,729 sq ft
(1,182.56 sq m)

- Good Ceiling Height (Ranging from 2.6 - 5.2m)
- 3 Phase Power Supply
- Loading Ramp
- 1x Parking
- Self Contained
- Good Natural Light
- WCs & Shower
- G.C.H
- Alarm

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Summary

| | |
|----------------|--------------------------------------------------------------------------------|
| Available Size | 12,729 sq ft |
| Rent | £180,000 per annum |
| Rates Payable | £24,960 per annum |
| Rateable Value | £52,000 |
| Car Parking | N/A |
| Legal Fees | Each party to bear their own costs |
| Estate Charge | N/A |
| EPC Rating | EPC exempt - EPC has been commissioned, will be available in less than 28 days |

Description

A substantial self-contained industrial unit in the heart of Walthamstow, offering impressive ceiling heights ranging from 2.6m to 5.2m, good natural light throughout, a loading ramp for easy logistics access, one dedicated parking space, 3 phase power supply, gas central heating, alarm and CCTV security, and on-site WCs and shower facilities — making it a practical and well-specified option for a range of industrial, warehouse or studio occupiers.

Location

Positioned on Sutherland Road, only a short distance to Blackhorse Lane, Forest Road and major transport routes including the A10 and A406. This site benefits from easy access to local amenities including trade supply stores such as ToolStation and public transport services including Blackhorse Road Underground Station (10min walk) providing city access via Victoria Line, London Overground and local bus routes.

Accommodation

The accommodation comprises the following areas:

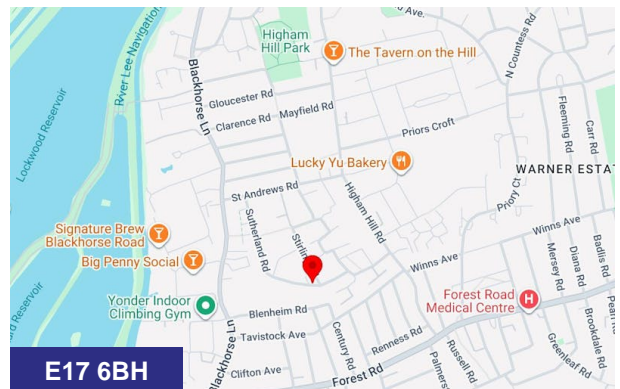
| Name | sq ft | sq m | Availability |
|--------------|---------------|-----------------|--------------|
| Ground | 7,000 | 650.32 | Available |
| 1st | 5,729 | 532.24 | Available |
| Total | 12,729 | 1,182.56 | |

Viewings

Strictly by appointment only

Terms

A new FRI Lease to be contracted Outside the Act 1954



Viewing & Further Information

Gasper Koscik

0207 377 8989 | 07802453663

gasper@tarn-tarn.co.uk

Arthur Nowicki

0207 377 8989 | 07792711461

arthur@tarn-tarn.co.uk

Luke Marioni

0207 377 8989 | 07734601111

luke@tarn-tarn.co.uk