

PRELIMINARY DETAILS

DISTRIBUTION/PRODUCTION/WAREHOUSE TO LET



BLACKHORSE LANE, LONDON E17

Features:

- * 65,222 Sq Ft Clear Space Warehouse
- * Minimum Eaves Height 4.2 M
- * 3 Ground Levelling Loading Doors
- * Gas Warm Air Blow Heating
- * Staff Area
- * Ample WC's
- * Large Loading/Parking Yard Area

Location:

Situated on the Uplands Business Park, Blackhorse Lane, London E17. Well located approximately 1 mile from the A406 (North Circular Road) junction at the Crooked Billet. Blackhorse Road Station (Victoria Line and North London Line) is a short walk away.

Description:

Comprising a single storey warehouse/production building with B1, B2, B8 uses, including staff area, security lodge, showroom area and various outbuildings.

Areas:

Security Office/Gatehouse	965 sq ft
Showroom/Flexible Space	2,838 sq ft
WC/Amenities Area	2,629 sq ft
Main Warehouse	65,222 sq ft
Total	71,654 sq ft (6,657 sq m)
Plus various outbuildings (unmeasured) and hardstanding areas.	



Lease: Available on a new Lease for a term to be agreed.
Rental offers in the region of £6 per sq ft.

Business Rates: London Borough of Waltham Forest - TBC. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
Via Claridges Commercial – 0845 205 0007