

All enquiries to:

T: 020 8498 9292

E: [info@spencercraig.com](mailto:info@spencercraig.com)

W: [www.spencercraig.com](http://www.spencercraig.com)

## TO LET

### LIGHT INDUSTRIAL/WAREHOUSE PREMISES

**GROSS INTERNAL AREA 4,910 FT<sup>2</sup> (456.63M<sup>2</sup>)**

**(INCLUDING MEZZANINE)**

NEW LEASE AVAILABLE

**UNIT 5, FOREST TRADING ESTATE, PRIESTLEY WAY,  
WALTHAMSTOW, LONDON E17 6AL**



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<b>LOCATION</b>	<p>The premises are located within this mixed user industrial/warehouse estate directly accessed from Blackhorse Lane, which provides direct access to the A406 North circular in one direction and the A503 Arterial route in the other.</p> <p>The property is located within reasonable proximity of Blackhorse Lane overground/underground station and the area is also serviced by numerous bus routes.</p>
<b>DESCRIPTION</b>	<p>The property comprises of 1992 built steel portal frame light industrial/warehouse building which benefits from an eaves height of 18 feet, electric roller shutter, gas blower heating (not tested) and 3-phase power.</p> <p>Internally the property offers a gross internal area of 4,910 sq.ft with a ground floor area of 3,020 sq.ft and perimeter mezzanine of 1,890 sq.ft. Part of the mezzanine is laid out as office accommodation, with the remainder providing additional storage.</p> <p>The property also benefits from 5 parking spaces, with 3 being located directly outside of the building.</p>
<b>TERMS &amp; RENT</b>	<p>The property is available to let on a new full repairing and insuring lease, terms of which are to be agreed. Commencing rental of <b>£50,000.00</b> per annum exclusive.</p>
<b>PLANNING &amp; RATING</b>	<p>The property is situated within the London Borough of Waltham Forest.</p> <p>Interested parties are advised to make their own planning enquiries with the Local Authority – 020 8496 3000.</p> <p>The current Rateable value for these premises is £32,000.00.</p>
<b>EPC</b>	<p>Band D – expiry 2029.</p>
<b>VIEWING</b>	<p>Strictly by appointment with the appointed agents:</p> <p>Spencer Craig Partnership, Fiscal House, 76 Station Way, Buckhurst Hill, Essex IG9 6LL</p> <p><b>Tel 020 8498 9292</b></p>
	<p><b>NB. All measurements provided are approximate and given solely as a guide and should be verified by the ingoing tenant or their representative as to their accuracy.</b></p>