INDUSTRIAL WAREHAUS
PROPERTY GROUP

Arches 79-80, Rosebank Road, Walthamstow, London E17 8NH

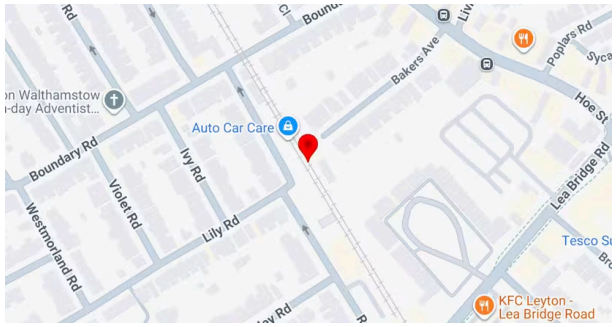
Industrial Unit To Let | 2,980 sq ft | £50,000 per annum exclusive

Refurbished Industrial Unit with Loading/Parking Facilities via a Self-Contained and Secure Yard

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Accommodation

Name	sq ft	sq m
Unit - Industrial	2,980	276.85



Summary

- Rent: £50,000 per annum
- Business rates: £17,640 per annum based on 2026 Valuation
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs. The ingoing Tenant is to pay the Landlord's Administrative/Legal Costs of £595.00 plus VAT.
- EPC: D
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



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Location

The Unit is located on Rosebank Road accessed via Russell Road off Lea Bridge Road (A104). Lea Bridge Road links to Amhurst Road (A107) to the North and the North Circular Road (A406) to the South.

Walthamstow Central Station (Overground & Underground) is within a 15-minute walk from the Unit providing services to Liverpool Street Station.

Description

Refurbished Industrial Unit with Loading/Parking Facilities via a Self-Contained and Secure Yard.

Amenities & Specifications

Build Status: Refurbished
Planning Status: Planning Consented - Detailed planning

Key Points

- Electric Roller Shutters
- LED Lighting
- Loading/Parking Facilities
- Secure & Self-Contained Yard
- Three Phase Electricity Supply
- WC Facilities

Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

The Lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

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