

# TO LET

**Dobbin & Sullivan**  
Chartered Surveyors, Est 1991

## UNIT 27 WALTHAMSTOW BUSINESS CENTRE, WALTHAMSTOW, E17 4SX

1,239 sq ft (up to 115.11 sq m)



- 3 Phase Electricity
- Well maintained estate
- Good vehicle access

Chartered Surveyors  
& Commercial Property  
Consultants

020 8221 9610

Burrows House  
415 High Street, London  
E15 4QZ

Email:  
[mail@dobbinandsullivan.com](mailto:mail@dobbinandsullivan.com)  
Website:  
[dobbinandsullivan.com](http://dobbinandsullivan.com)

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## Summary

Modern industrial unit within popular estate

## Location

The unit is located within a popular modern industrial estate off Clifford Road. The estate is close to a number of local retailers within Walthamstow.

There are overground and underground services closeby to the unit with Walthamstow Central 1.2 miles to the south west falling on the victoria line. Overground services run from Wood Street, 0.5 miles away.

## Availability

Floor / Unit	Description	Size	Availability
G	Ground Floor	1,239 sq ft	Available
M	Mezzanine	160 sq ft	Available

## Description

A modern single storey industrial/warehouse terraced unit. The unit has three phase electric power, a full height electric rolling shutter door and a small office area. There are both male and female WC's within the sapce and there is communal parking directly in front of the unit.

## Legal Costs

Each party to bear their own legal costs incurred in this transaction. The prospective tenant is, however, required to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

## Viewing

Strictly by appointment only through the sole agent

## Rent

£20,000 per annum exclusive

## Business Rates

Rates Payable: £6,778.75 per annum

(based upon Rateable Value: £13,750 and UBR: 49.3p)

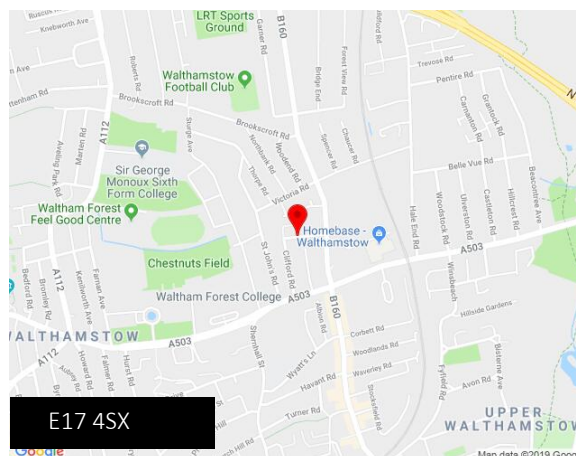
We recommend any prospective tenant make their own enquiries through the local authority.

## Service Charge

TBC

## Energy Performance Rating

This property has been graded as 100(D)



## Contacts & Enquiries

**Nick Robinson**

t: 020 8221 9612

e: [nick.robinson@dobbinandsullivan.com](mailto:nick.robinson@dobbinandsullivan.com)

**Chris Harding**

t: 020 8221 9619

e: [chris.harding@dobbinandsullivan.com](mailto:chris.harding@dobbinandsullivan.com)