

To Let

**Unit 4E, Forest Trading Estate, Priestley Way,
Walthamstow, London, E17 6AL**

5,418 sq ft (503.35 sq m) GIA

- Refurbishment complete
- Secure and self contained yard
- 1x Loading door
- Clear internal height of 6.3m



Location

Forest Trading Estate is situated on Priestley Way, close to Blackhorse Lane (B179). Blackhorse Lane connects southwards to Forest Road (A503) and northwards directly with the North Circular Road (A406) and therefore offers excellent access to the major arterial routes of the M11 and M25, whilst southwards servicing the City and West End.

In addition, Blackhorse Road underground station (Victoria Line) is within walking distance

Description

A modern single storey industrial unit of steel portal frame with brick profile clad elevations and solid internal division walls. First floor ancillary accommodation is provided.

Accommodation

The property has been measured in accordance with the RICS Property Measurement Standards 1st edition (incorporating International Property Measurement Standards), and has the following Gross Internal Area;

Floor	sq ft	sq m
Ground Warehouse / Trade Counter	5,000	464.48
First Welfare	418	38.80
Total	5,418	503.28

Terms

A new full and repairing insuring lease for a term to be agreed. Quoting rent available upon application.

Rateable Value

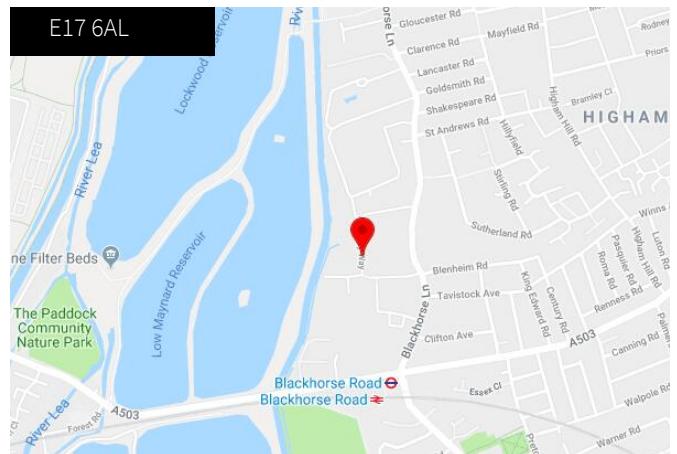
From the VOA website we understand the unit has a rateable value of £53,500. Interested parties should make their own enquiries.

EPC

This property has been graded as 54 C.

Rent

Available on Request



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e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

