

To Let

**Unit 1, Priestley Way, Forest Trading Estate,
Walthamstow, London, Greater London, E17 6AL**

35,182 sq ft (3,268.51 sq m) GIA

- Minimum eaves height circa 7.5m
- 2 x loading doors
- Secure fenced & gated loading yard
- Separate secure parking compound to the rear



Location

The property is situated within the well-established Forest Trading Estate, to the west of Blackhorse Lane and close to its intersection with Forest Road (A503). Road communications are excellent with Blackhorse Lane.

Billet Road and the A503, linking to the North Circular Road (A406) to the north east (1.6 miles), whilst the A503 also providing links to the A10 at Tottenham Hale, to the west.

Rail facilities are provided less than 0.5 miles to the south at Blackhorse Road, with regular Overground and Underground (Victoria Line) services.

Description

The property comprises a detached single storey warehouse unit, with integral office accommodation at first and second floor levels, whilst a mezzanine floor provides good ancillary space. The property is of concrete frame construction under a multi bay pitched roof.

A good sized secure fenced and gated yard is located to the front of the property, which provides ample loading, whilst a second secure parking compound is situated to the rear of the unit.

Accommodation

The property has the following GIA floor area:

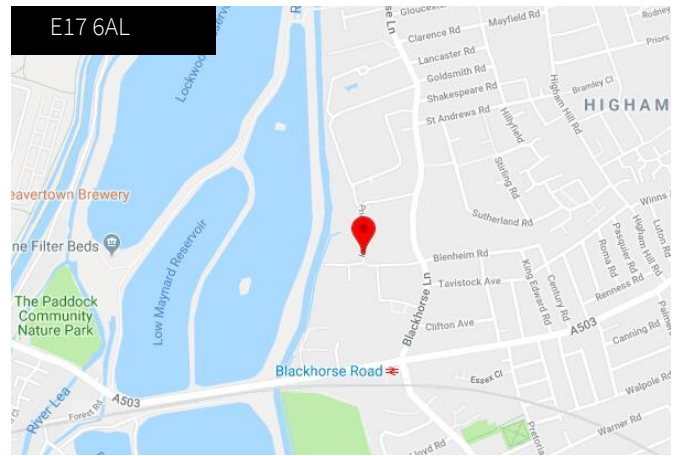
Description	Sq ft	Sq m
Warehouse	27,557	2,560.13
Office Ground Floor	1,965	182.55
Office First Floor	1,954	181.53
Office Second Floor	1,954	181.53
Total	33,430	3,105.74

EPC

This property has been graded as 71(C).

Rent

Available on Request



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