

First & Second Floor Offices

(Available for Feb 2022
occupation)

TO LET

On a New Lease

(950 sq. ft / 88 m²)

111a Hoe Street,
Walthamstow, E17



Location:

The property is located on the eastern side of A112 Hoe Street at its junction with Cairo Road at the centre of Walthamstow.

The area benefits from an excellent mix of independent and established business's. This is an extremely busy and lively location. The area is well served by public transport links with numerous bus routes offering connections to Walthamstow Central to the north and Leyton to the south with Walthamstow Central Station (London Overground and Victoria Line) being within very easy walking distance.

Accommodation:

Available accommodation comprises of a self-contained upper part over part ground, first and second floors accessed directly from street level via its own front door off of Cairo Road.

The building is configured into various rooms all of which benefit from good levels of natural light.

First Floor

Office 1	18.73 m2	201.61 sq. ft
Office 2	10.85 m2	116.79 sq. ft
Office 3	12 m2	129.17 sq. ft
Office 4	4.63 m2	49.84 sq. ft
Office 5	5 m2	53.82 sq. ft
Reception	4.33 m2	46.61 sq. ft
Kitchen	2.7 m2	29.06 sq. ft
Male & female	WC's	

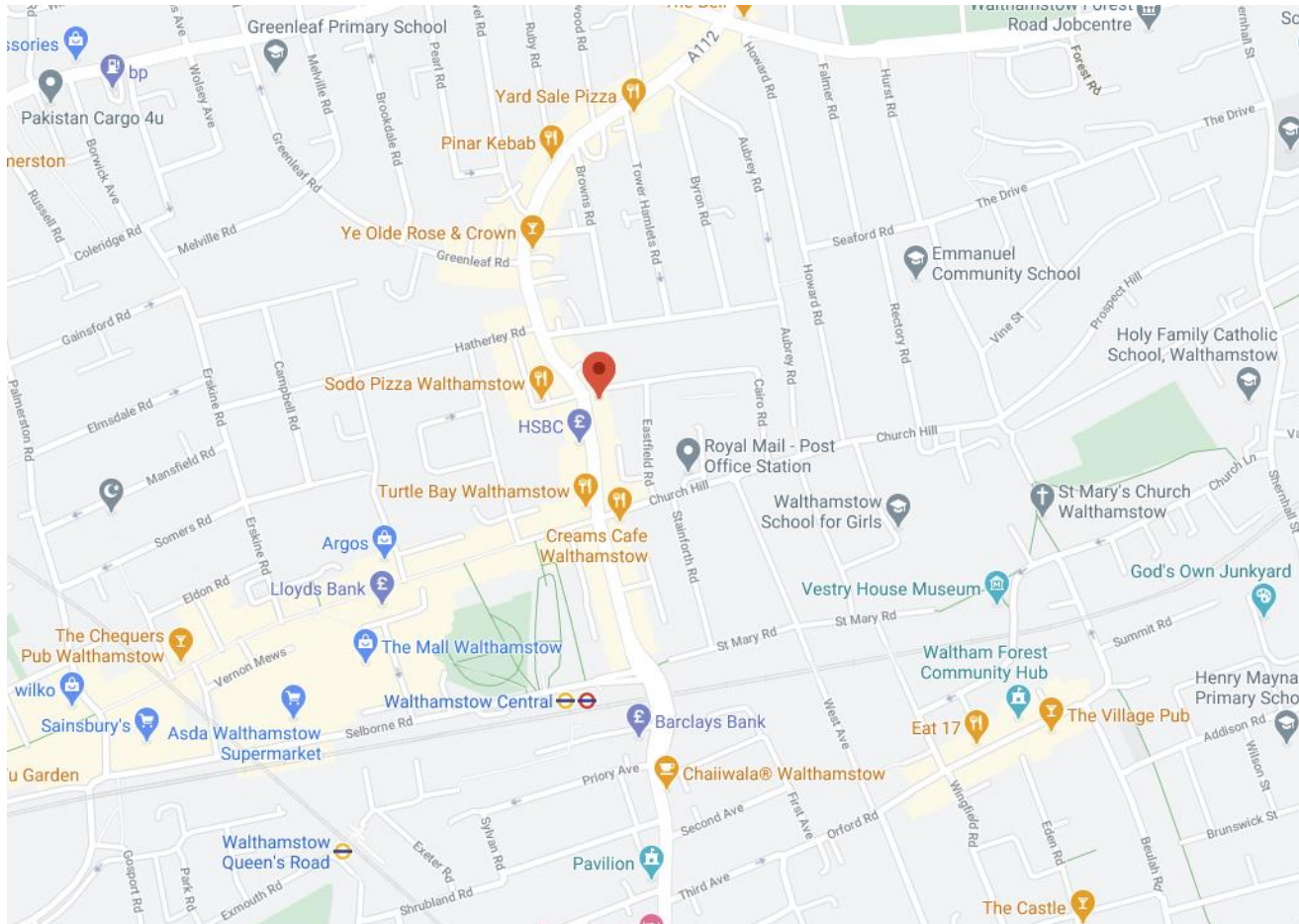
Second Floor

Office 6	18.74 m2	201.72 sq. ft
Office 7	11.31 m2	121.74 sq. ft

Gross Floor Areas	88.29 m2	950.35 sq. ft
--------------------------	-----------------	----------------------







Terms

Available by way of a new FRI lease for a term to be agreed.

Rent

Offers in the region of £20,000 pax plus VAT

Legal Costs

Ingoing tenant to pay for the landlord's legal costs, approx. £1500 + VAT

Viewing

Strictly by Appointment
only via sole agents

Jason Grant

020 8506 9900 / 020 8506 9905

jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900