

B8 Warehouse / Light Industrial Unit with Mezzanine Office

Lease Assignment

Ground 1,166 ft² (108.34 m²)

Mezzanine 519 ft² (48.19 m²)

- **Passing Rent:** £27,500 pax
- **Use Class:** B8 (Storage & Distribution)
- **Spec:** Roller shutter; 3-phase power; air-conditioning / Heating - 2 x WC block & kitchenette
- **Parking:** 2 at the front of the building
- **Estate/Access:** Established business centre with quick links to A406 / M11 / M25; Wood Street Overground nearby

Unit 6, Walthamstow Business Centre,
Clifford Road, London E17 4SX



Location

Unit 6 forms part of Walthamstow Business Centre, an established industrial estate accessed from Clifford Road, just off Forest Road (A503) and Fulbourne Road (B160). The location provides excellent connectivity across North and East London:

- **A406 (North Circular)** – approx. 1.5 miles, linking to the **M11** and **M25**
- **Wood Street (London Overground)** – within 0.7 miles, direct services to **Liverpool Street**
- Multiple local bus routes (123 / 212 / W16) operate along Forest Road
- Nearby amenities include cafés, trade counters, and convenience retail serving the wider Walthamstow area

Description

The property comprises a modern warehouse / light-industrial unit arranged on the ground floor with two mezzanine floors. Constructed of a steel portal frame beneath a pitched roof, the unit provides a clear, open-plan space with roller-shutter loading, a WC block, a kitchenette, and two parking spaces to the front.

3-phase power supply

Air-conditioning

Good natural light and clear working height

Concrete loading apron and forecourt parking

Accommodation

Measured on a Gross Internal Area (GIA) basis, the property provides the following approximate floor areas:

Areas	m ²	ft ²
Ground Floor / Main Areas		
Entrance	3.42	37
WC Block	5.42	58
Kitchen	3.20	34
Warehouse Area	86.00	926
Warehouse Entrance	10.30	111
Ground Sub-Total	108.34	1,166
Mezzanine Areas		
Rear Mezzanine	23.69	255
Front Mezzanine	24.50	264
Mezzanine Sub-Total	48.19	519
Total GIA	156.53 m²	1,685 ft²

All measurements are approximate Gross Internal Areas (GIA) and should be verified by interested parties.



**Tenure**

Available by way of an assignment of a 10-year Full Repairing & Insuring (FRI) lease from August 2023, at a passing rent of **£27,500** per annum exclusive.

The lease incorporates a rent review/tenant break option in August 2026.

Business Rates

Rateable Value: £17,750

Rates Payable (guide): £8,857.25 per annum (subject to confirmation with the London Borough of Waltham Forest and any reliefs available).

Energy Performance Certificate

EPC Rating: C – certificate available on request.

Service Charge / Insurance

The property forms part of a managed estate. A service charge and building insurance contribution will be payable (details available on request).

Legal Costs

Each party to bear their own legal costs. Any landlord's consent costs to be borne by the incoming assignee.

Reference Charge

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing

Strictly by Appointment only via sole agents

Jason Grant

020 8506 9900 / 9905

jason@countrywidecomm.co.uk

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