

1st & 2nd Floor Offices TO LET

- Self-contained upper parts
- Approx. 1,155 sq.ft (107 m²)
- Mix of offices and WCs
- Prominent **Wood Street** location
- Close to **Wood Street Station**
- Suitable for a variety of **office or studio uses**

*Wood Street, Walthamstow
E17*



Location:

The property is situated on the western side of **Wood Street**, close to its junction with **Barrett Road**, in a popular and established retail and mixed-use location within **Walthamstow, London E17**. Wood Street is home to a diverse mix of independent retailers, cafés, and creative businesses, including the well-known **Wood Street Indoor Market**, *The Georgian Village Café*, and other local traders.

The area has good public transport links — **Wood Street Overground Station** (London Overground service to Walthamstow Central and Liverpool Street) is within a five-minute walk, while numerous bus routes connect the area to Walthamstow Central, Leytonstone, and Chingford.

On-street parking is available nearby, and the property benefits from strong pedestrian activity throughout the day.

Description:

The premises comprise **self-contained first and second floor offices** positioned above the **Wood Street Indoor Market**, with **independent access** via a ground-floor entrance fronting Wood Street. The accommodation is arranged over two floors and provides a range of rooms suitable for office or ancillary storage use. The space is divided into front and rear offices on each floor with small hallways and WCs.

The premises are in dated condition, requiring modernisation throughout. The décor is basic with carpeted floors, fluorescent lighting, and single-glazed windows. Certain areas show signs of disrepair and water ingress, particularly on the upper floor.

Accommodation

1st Floor

Front:	22.2 m ²	239.0 ft ²
Rear:	25.8 m ²	277.7 ft ²
Hallway:	2.07 m ²	22.3 ft ²
WC:	2.9 m ²	31.2 ft ²
Total 1st Floor:	52.9 m²	570.2 ft²

2nd Floor

Front:	23.6 m ²	254.0 ft ²
Rear:	25.8 m ²	277.7 ft ²
Hallway:	2.3 m ²	24.8 ft ²
WC:	2.6 m ²	28.0 ft ²
Total 2nd Floor:	54.3 m²	584.5 ft²

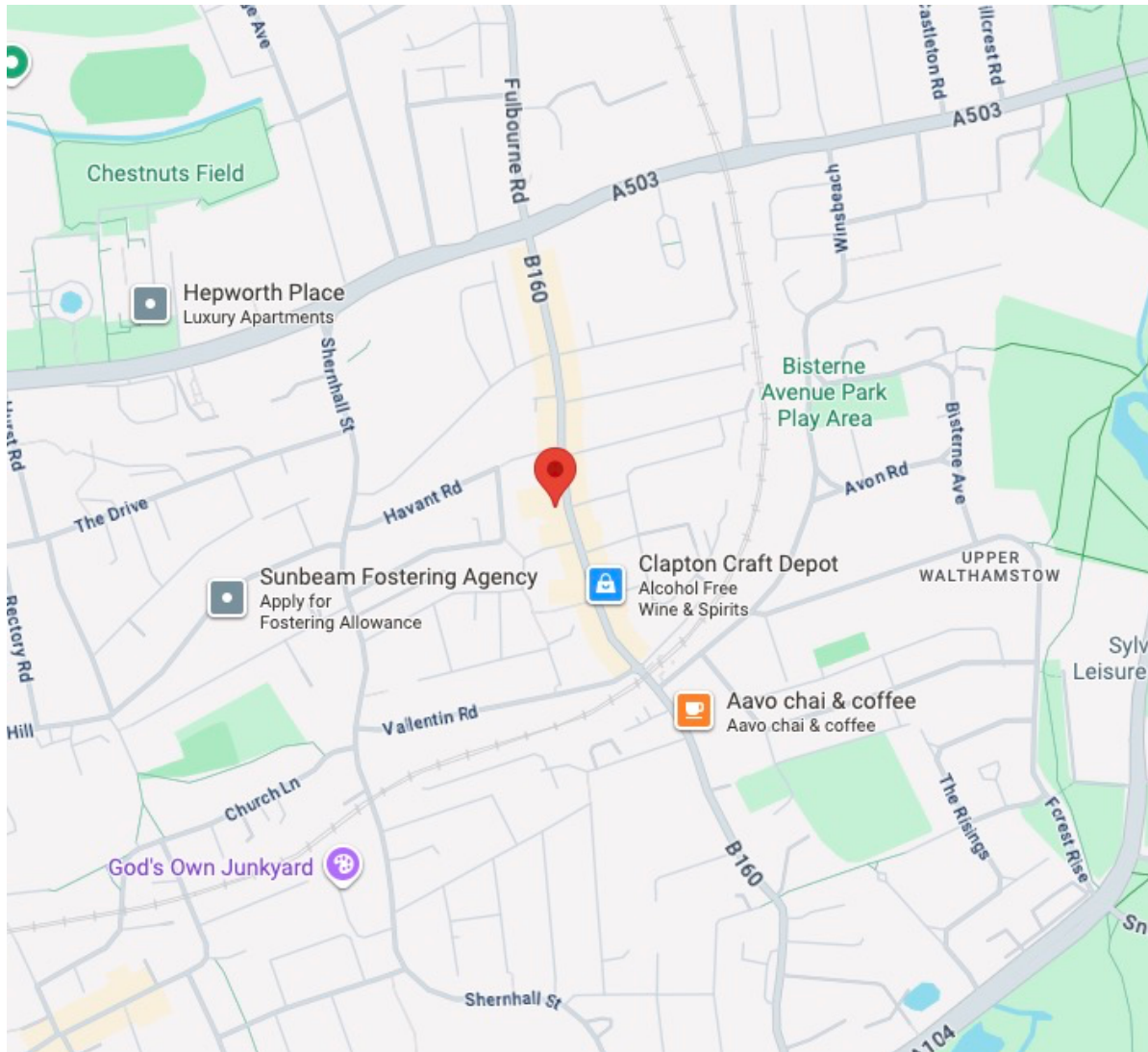
Grand Total:	107.2 m²	1,154.7 ft²
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Tenure;

Flexible terms available

Rent:

Offers are sought circa. **£12,000 pax**



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

Legal Costs:

Ingoing tenant to pay a contribution to the landlord's legal fees.

References:

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing strictly by appointment via sole agents

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