

TO LET

NEW COMMERCIAL UNITS SET WITHIN A MIXED-USE DEVELOPMENT

D1, D2, B1 & A2 Uses

FULBOURNE ROAD, WALTHAMSTOW, LONDON, E17 4EZ

Unit A2 – 3,336 sq.ft / 310 sq.m



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Connaught House, Broomhill Road, Woodford Green IG8 0XR

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LOCATION

The development is located on the west side of Fulbourne Road (B160) a short distance from the junction with Forest Road (A503) and approximately 0.4 miles from North Circular Road (A406).

Wood Street British Rail Station is approximately 0.6 miles to the south and Walthamstow Central Underground Station and Town Centre are 1.4 miles to the south west.

DESCRIPTION

The development comprises a substantial mixed use scheme of 125 residential units together with 5 new commercial units on ground floor and associated car parking.

The units have a flexible planning use within classes D1, D2, B1 and A2 and are finished to developers' shell with capped off services and shop fronts. The units would be suitable for a wide variety of different office and leisure operators.

ACCOMMODATION

We have not undertaken on-site measurement but understand that the floor areas are approximately:

Unit A1	Children Nursery		Under Offer
Unit A2	3,336 sq. ft	310 sq.m	£42,000 per annum
Unit A3	Martial Arts Studio		Let
Unit B1	Holistic Therapy		Under Offer
Unit B2	2,303 sq. ft	214 Sq. M	£28,750 per annum

The above are quoting rentals and are exclusive of business rates, service charge and VAT.



TERMS

New full repairing and insuring leases upon terms to be agreed.

SERVICE CHARGE & BUSINESS RATES

To be advised.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWING

Strictly by appointment with joint sole agents:

Countrywide Commercial

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