



**TO LET**

**28 Walthamstow  
Business Centre, Clifford  
Road, Walthamstow, E17  
4SX**

1,240 sq ft/ 115.19 sq m

Warehouse/Industrial unit located  
in a popular trading estate close to  
Walthamstow and Highams Park





## Description

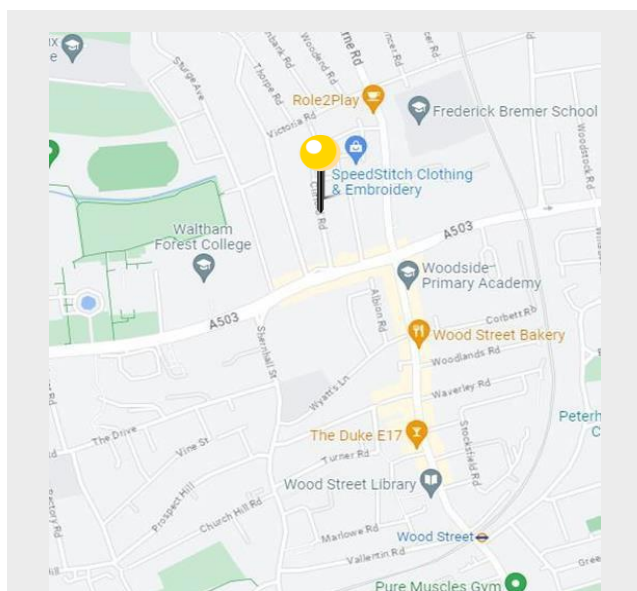
A modern single storey industrial warehouse premises offering open plan accommodation with WCs and partitioned office spaces. The property is accessed through one personnel door and a vehicle shutter. There are both male and female WCs within the unit and there is parking immediately in front of the unit for 2-3 vehicles. Suitable for storage and general industrial uses.

## Highlights

- Open plan warehouse space
- Loading shutters and rear office space
- Well maintained modern industrial estate
- Good access to the A406 north circular

## Location

The unit forms part of a modern estate just to the north of Forest Road (A503). Forest Road links with the A406 North Circular Road at the Waterworks roundabout (approx 1 km from the property). The A406 leads east to the junction with the M11 and the A13. Heading west Forest Road is a main route through to the City and West End. A number of retail and catering facilities are within easy walking distance of the estate and numerous bus services run along nearby Forest Road, Fulbourne Road, and Wood Street. There is also a network rail station at Wood Street.



	Sq ft	Sq m
Ground Floor	1,240	115.19



**£18,000**  
Interested parties to make their own enquiries with Waltham Forest Council

Rateable Value

EPC Upon Enquiry

Quoted Rent £2,500 pcm

## Contacts

Charles Wood  
07970 434876  
[Charles.wood@strettons.co.uk](mailto:Charles.wood@strettons.co.uk)

Aasia Pathan  
07807 979061  
[Aasia.pathan@strettons.co.uk](mailto:Aasia.pathan@strettons.co.uk)

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