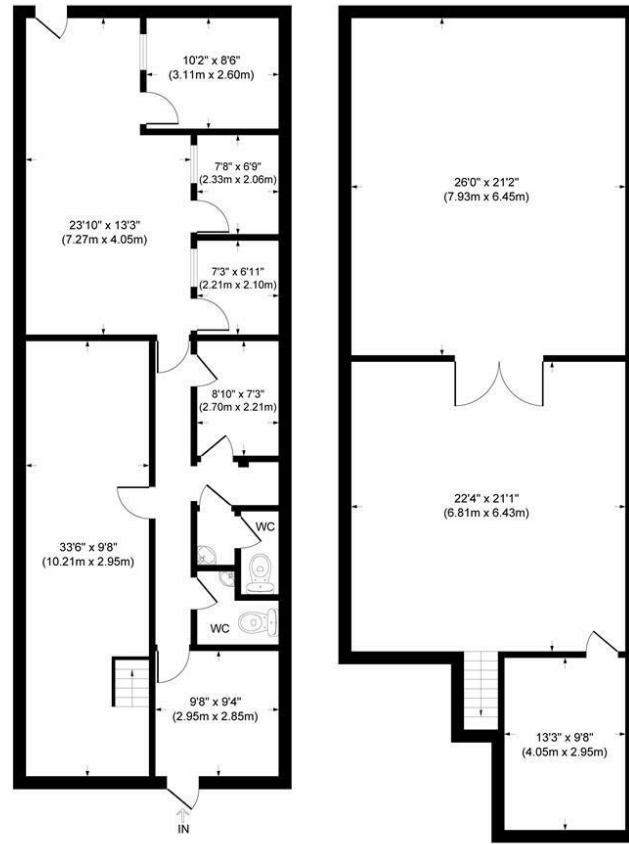




## Walthamstow Business Centre Clifford Road

Approximate Gross Internal Area  
Total = 214.0 sq m / 2305 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**THE360IMAGE**  
www.the360image.co.uk



## Directions

## Contact

125 Hoe Street  
London  
E17 4RX

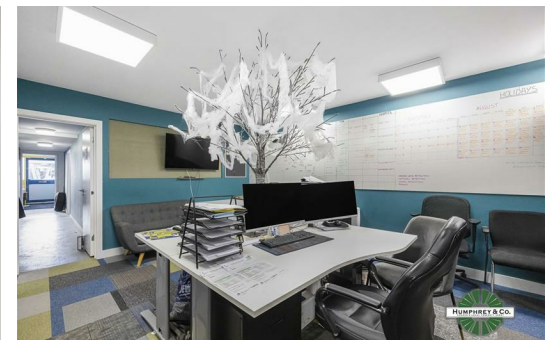
E: [lettings@hcolondon.com](mailto:lettings@hcolondon.com)

T: 02085 210 755

[hcolondon.com](http://hcolondon.com)



0 Bed  
Industrial Unit  
located in



26

Walthamstow

Business

Centre Clifford

Road

£25,000 Per Annum

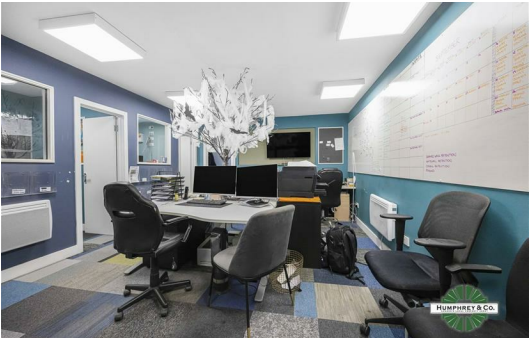
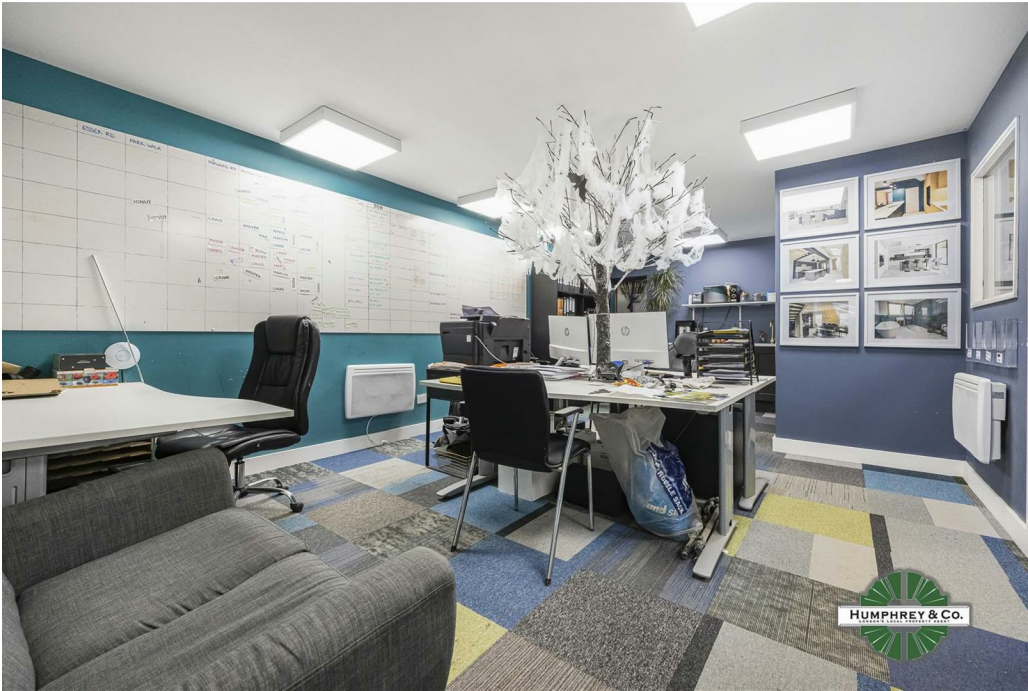


214 SQ. M (APPROX. 2,303 SQ. FT) MODERN COMMERCIAL UNIT --- NEW LEASE OFFERED --- GOOD CEILING HEIGHT AND PRACTICAL WORKING SPACE --- SUITABLE FOR A RANGE OF USES – WORKSHOP, TRADE, STORAGE, OFFICE OR LIGHT INDUSTRIAL --- FLEXIBLE OPEN-PLAN LAYOUT WITH ANCILLARY OFFICE/STORAGE SPACE -- PARKING --- SECURE BUSINESS ESTATE IN A WELL-ESTABLISHED COMMERCIAL AREA --- AVAILABLE IN JANUARY 2026

London's Local Property Agent, Humphrey & Co Estates present this well-presented commercial unit situated within the established Walthamstow Business Centre, offering versatile workspace suitable for a range of business uses (subject to the necessary consents).

Currently occupied by a building company, the unit provides a practical layout ideal for trade, light industrial, workspace, storage or office-based operations. Located in the heart of Walthamstow, the property benefits from excellent transport links and easy access to major road networks, including the A406 North Circular and the M11.

Key Features:



| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |

