



Block F, Equipment Works, 3 Vanguard Way, London, E17 6RW

Excellent opportunity within the Equipment Works development
opposite Blackhorse Road Station set within Walthamstow's
vibrant new community

- Full height floor to ceiling glazed frontage
- Opposite Blackhorse Road Station with direct access to Central London on the Victoria Line
- Opportunity to install an additional mezzanine level
- Suitable for a variety of uses within class E and more

Interested?
Request more information.

020 8221 9610
dobbinandsullivan.com

Block F, Equipment Works, 3 Vanguard Way, London, E17 6RW

Summary

Available Size	2,064 sq ft
Price	£610,000
Business Rates	The property will be assessed once it becomes occupied. Buyer to carry out further research as required.
Service Charge	£0.75 per sq ft There will be a contribution to an estate service charge
EPC Rating	A (22)

Description

This unit offers full height glazing on two sides allowing a flood of natural light in, making it a fantastic space for many different uses within retail, office, workspace and leisure sectors. Provided in shell condition with capped services the accommodation provides two access doors into the property. It also has the ability to accommodate a mezzanine level which could cover as much as 60% of the floor area. Available immediately and all uses within class E will be considered.

Location

The property is located within the Equipment Works development delivered by Telford Homes, adjacent to Forest Road and opposite Blackhorse Road station which provides links onto the Victoria Line and London Overground. The area has benefited from substantial redevelopment over the last few years increasing the number of local residents and amenity space considerably. Situated in the well-known Blackhorse Road industrial area, there is also access to multiple local micro breweries, tap rooms, coffee bars and a variety of creative local business.

Accommodation

The accommodation comprises the following areas:

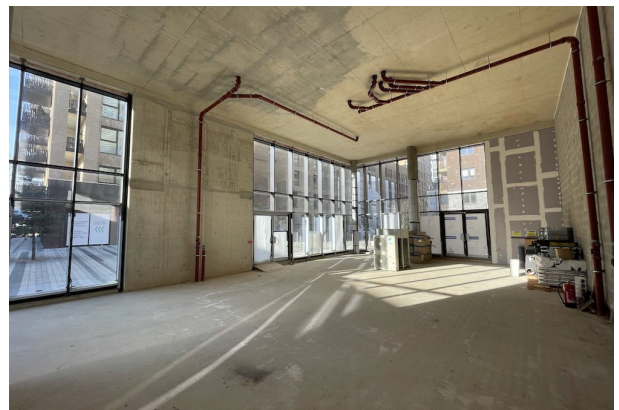
Description	sq ft	sq m
Ground floor area	2,064	191.75
Total	2,064	191.75

Tenure

The 999 year virtual freehold is available to buy.

Legal Costs

Each party to bear their own legal costs in the transaction with the proposed purchaser required to provide an undertaking on abortive costs should they withdraw from the transaction after having agreed terms.



Viewing & Further Information

Nick Robinson MRICS

020 8221 9612 | 07983 731978
nick.robinson@dobbinandsullivan.com

Reuben Reid-Williams MRICS

020 8221 9619 | 07932 875089
reuben.reid-williams@dobbinandsullivan.com

More properties @ [dobbinandsullivan.com](https://www.dobbinandsullivan.com)

Burrows House, 415 High Street, London, E15 4QZ

Sales • Lettings • Acquisitions • Estate Management • Landlord & Tenant • Lease Renewals • Rent Reviews • Valuations • Rating

Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that: 1. These particulars do not constitute, nor constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property. Generated on 11/01/2024