

# EQUIPMENT WORKS

BLACKHORSE ROAD  
E17

RETAIL – OFFICE – LEISURE

5,180 SQFT – 16,870 SQFT

# FOR SALE



LOCATED ON THE SITE OF AN OLD LONDON BUS FACTORY, EQUIPMENT WORKS IS PART OF A NEW VIBRANT COMMUNITY IN BLACKHORSE ROAD.

OFFERING A VARIETY OF RETAIL, OFFICE OR LEISURE SPACES, WE HAVE UP TO 16,870 SQFT OF COMMERCIAL SPACE AVAILABLE.

SURROUNDED BY HIGH QUALITY RESIDENTIAL BLOCKS, PEDESTRIANISED PATHWAYS AND OPEN GARDEN AREAS.

BLACKHORSE ROAD STATION LINKS ONTO THE VICTORIA LINE AND

A SHORT WALK AWAY FROM THE HEART OF WALTHAMSTOW OFFERING A MIX OF A CITY BUZZ BUT WITH LAID BACK CHARM.

SUITABLE FOR BOTH PROPERTY INVESTORS OR OWNER OCCUPIERS WITH AN ATTRACTIVE OPPORTUNITY TO ALL INTERESTS.

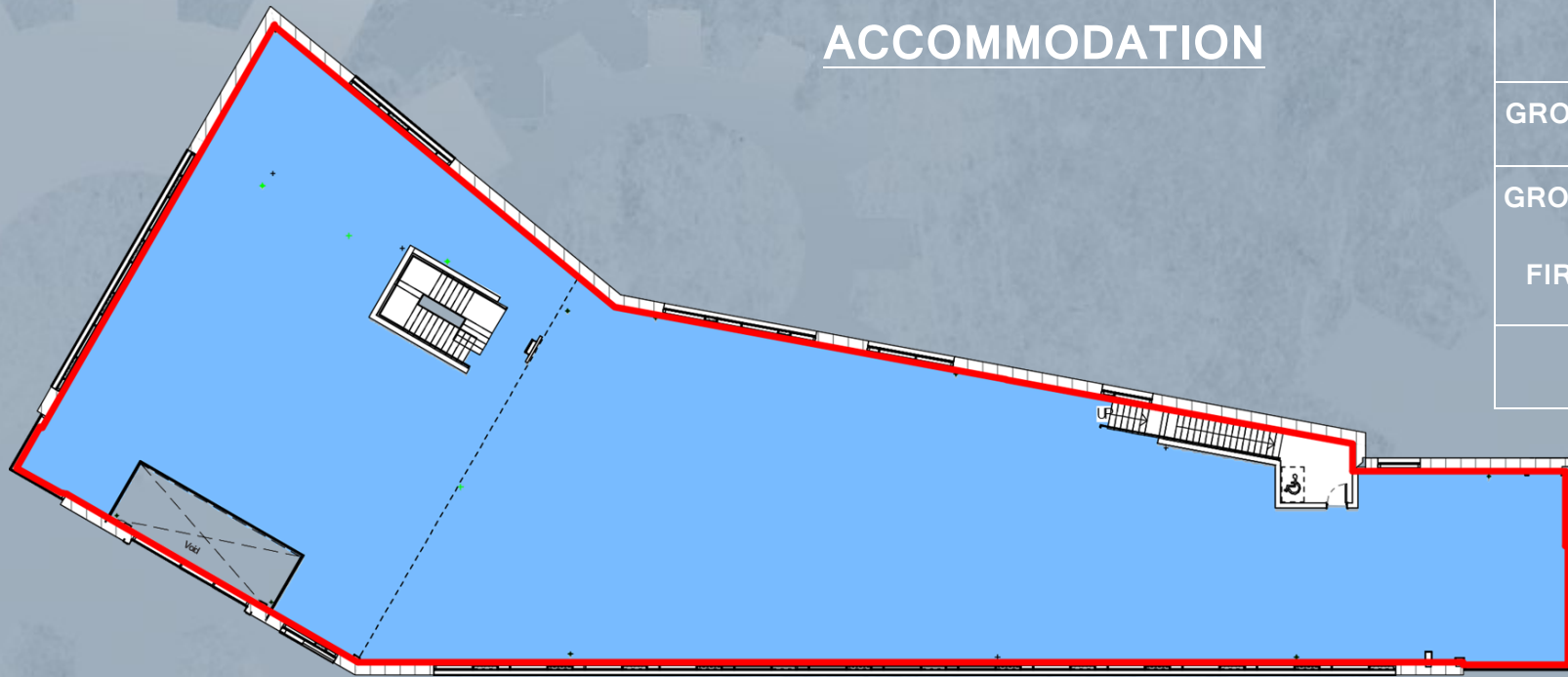
PROMINENT POSITION OPPOSITE THE STATION WITH A UNIQUE FLOATING CORNER DESIGN FRONTING FOREST ROAD.

COVERED IN GLAZING WHICH FLOODS THE PROPERTY IN NATURAL LIGHT MAKING IT PERFECT FOR CREATIVE SPACE.



# ACCOMMODATION

AREA-GIA	SQ M	SQ FT
GROUND FLOOR RETAIL	481	5,180
GROUND FLOOR OFFICE	291	3,130
FIRST FLOOR OFFICE	796	8,560
TOTAL	1,568	16,870



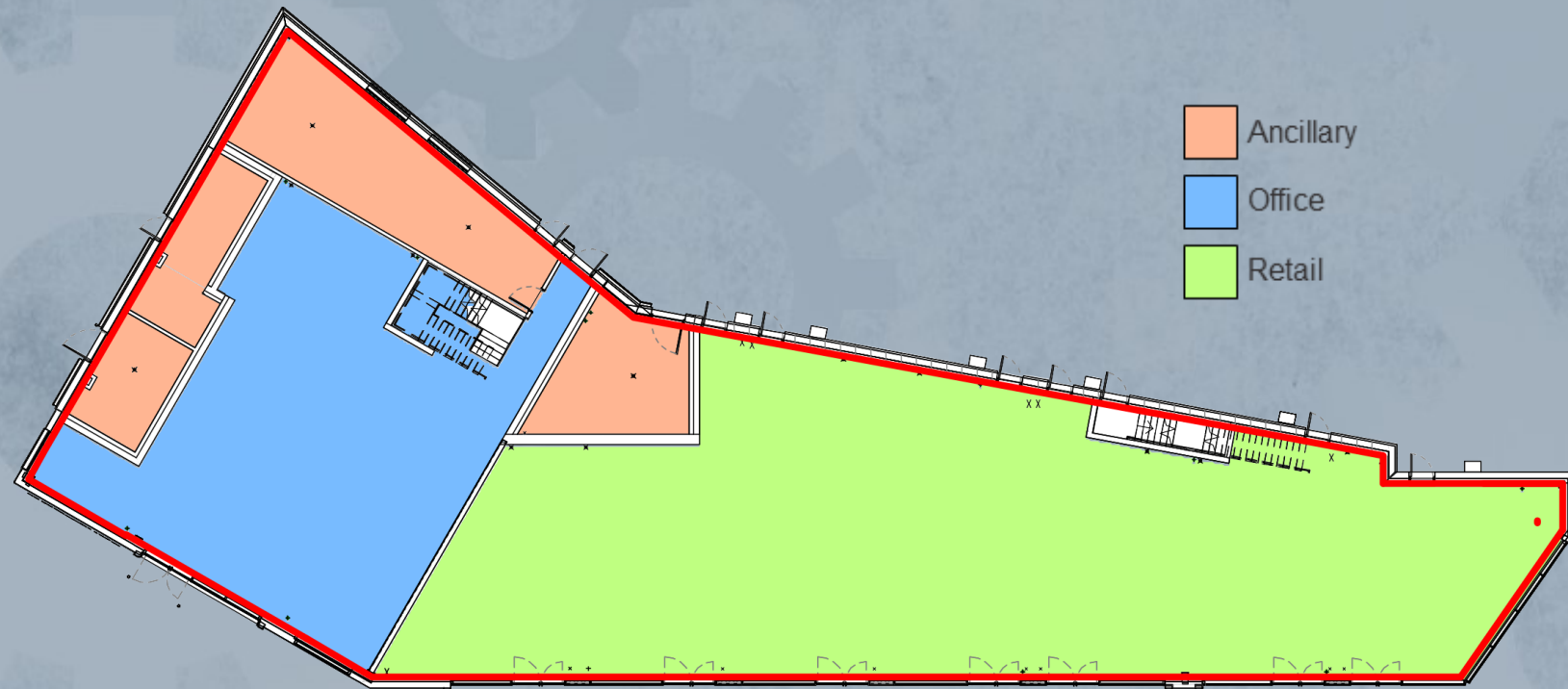
WE ARE ABLE TO OFFER A NUMBER OF DIFFERENT PURCHASE ARRANGEMENTS AS NOTED ABOVE.

ALL AREAS BENEFIT FROM A1, A2, A3, A4, B1 AND D2 USES

THE GROUND FLOOR AREA CAN BE SPLIT INTO 6 DIFFERENT UNITS IF REQUIRED.

PROVIDED IN SHELL CONDITION READY FOR A BESPOKE FITOUT

AVAILABLE IMMEDIATELY



- Ancillary
- Office
- Retail

# LOCATION

THE PROPERTY IS LOCATED ON FOREST ROAD CLOSE TO THE JUNCTION WITH BLACKHORSE LANE. OPPOSITE BLACKHORSE ROAD STATION WITH ACCESS ON-TO THE OVERGROUND AND VICTORIA LINE PROVIDING LINKS INTO CENTRAL AND SOUTH LONDON AS WELL AS OUT TO BARKING AND GOSPEL OAK.

THE AREA IS SURROUNDED BY NEW RESIDENTIAL DEVELOPMENT WITH OVER 2,500 NEW HOMES PLANNED BY 2025.

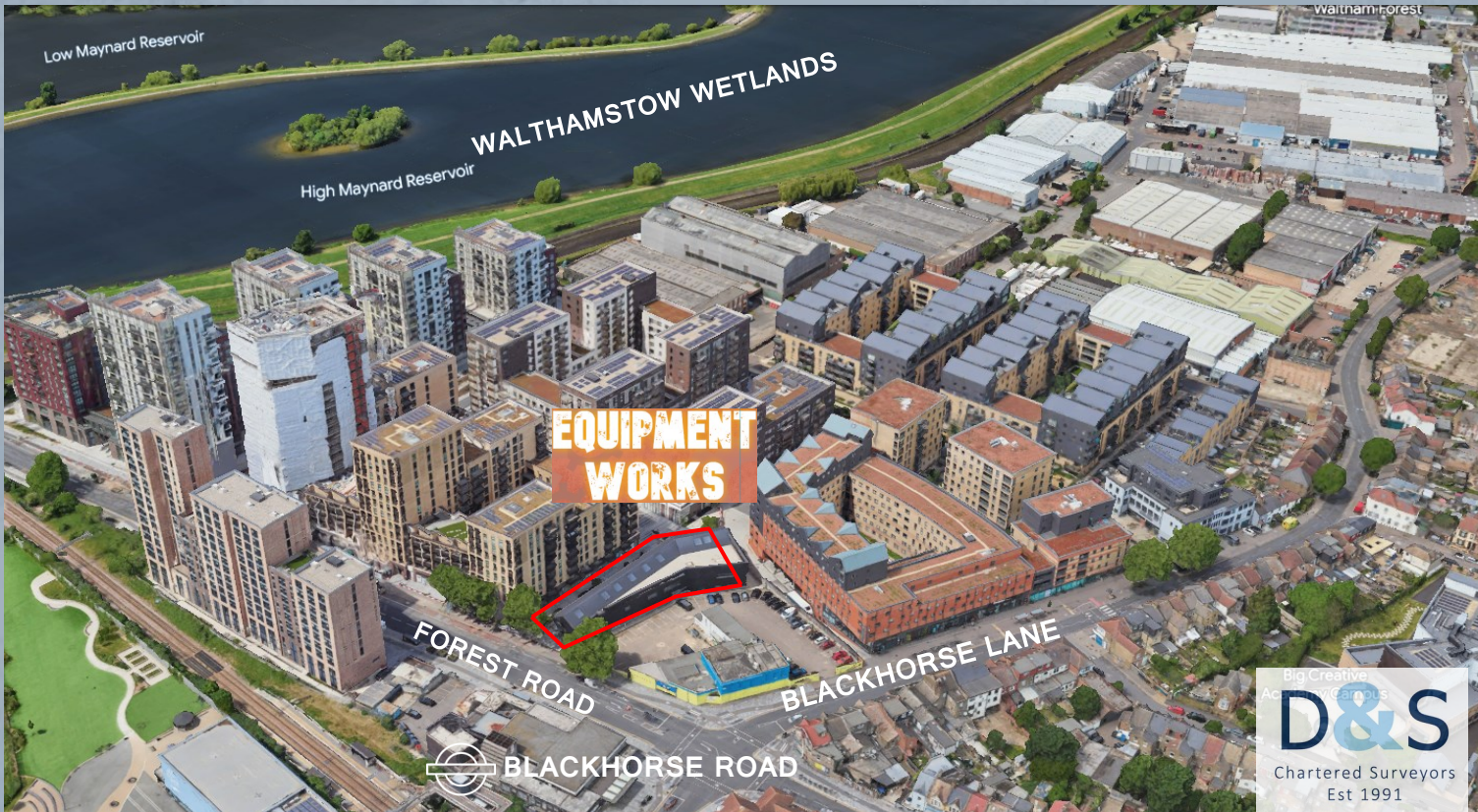
ALONG BLACKHORSE LANE IS THE WELL KNOWN BLACKHORSE BEER MILE WITH NUMEROUS BREWERIES AND TAP ROOMS LOCATED WITHIN 10 MINUTES WALK. CAFÉ'S, RESTAURANTS, SUPERMARKETS ARE ALL ACCESSIBLE IN THE AREA WITH MORE RETAILERS EXPECTED IN THE NEXT 6-12 MONTHS.

THIS AREA HAS ALREADY BENEFITTED FROM SUBSTANTIAL RE-DEVELOPMENT WITH MORE PLANNED, MAKING IT ONE OF THE MOST EXCITING AREAS OF EAST LONDON TO BE A PART OF.

WALTHAMSTOW WETLANDS ARE ALSO A SHORT WALK AWAY, PROVIDING AN AREA OF NATURAL BEAUTY AND TRANQUILITY AWAY FROM THE HUSSLE AND BUSTLE OF EVERYDAY LIFE.

BUSINESSES AND BRANDS IN THE AREA INCLUDE:

**COOP**  
**The Black Horse**  
**YASARS KITCHEN**  
**BLACKHORSE WORKSHOP**  
**HACKNEY GELATO**  
**SQUARE MILE COFFEE ROASTERS**  
**BIG PENNY SOCIAL**  
**SIGNATURE BREW MUSIC**  
**FAB TRAINING**





# FURTHER INFORMATION

## BUSINESS RATES

THE PROPERTY IS YET TO BE RATED AND BUYERS SHOULD CARRY OUT THEIR FURTHER RESEARCH.

## EPC

A-20

## TENURE

A 999 YEAR VIRTUAL FREEHOLD

## PRICE

AREA	SQ M	SQ FT	PRICE
GROUND FLOOR RETAIL	481	5,180	
GROUND FLOOR OFFICE	291	3,130	
FIRST FLOOR OFFICE	796	8,560	
<b>TOTAL</b>	<b>1,568</b>	<b>16,870</b>	<b>£4.65 million</b>

VAT IS APPLICABLE

## LEGAL COSTS

EACH PARTY TO BEAR THEIR OWN LEGAL COSTS IN THE TRANSACTION

WEBSITE: [CLICK HERE](#)



E  
Q  
U  
I  
P  
M  
E  
N  
T  
W  
O  
R  
K  
S

## CONTACT

DOBBIN & SULLIVAN

NICK ROBINSON

020 8221 9610 / 07983 731978

[NICK.ROBINSON@DOBBINANDSULLIVAN.COM](mailto:NICK.ROBINSON@DOBBINANDSULLIVAN.COM)



Dobbin & Sullivan—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 29/3/2023