



## 1 Champness Close, London, E17 6ZA

A new Class E Office / Commercial Unit in an area significantly regenerated in the last 5 years.

- Ideal office or Commercial Unit with open plan space.
- Glazed frontage with double door entrance.
- Brand new facility with parking for 1 allocated space.
- Excellent transport connectivity.
- Extensive Floor to ceiling height. Glaze Frontage.
- Available on flexible lease terms.
- Capped power and water supplies.

Interested?

Request more information.

020 8221 9610

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# 1 Champness Close, London, E17 6ZA

## Summary

Available Size	2,530 sq ft
Rent	£40,000 per annum
Business Rates	Upon Enquiry
EPC Rating	A (24)

## Description

A newly developed ground floor commercial unit forming part of mixed use modern building available in a "shell and core condition". The unit benefits from a modern glazed floor to ceiling height frontage, double doors and capped utility supplies for electricity, drainage and water. There is also one allocated parking space.

## Location

The property is situated to the western part of the London Borough of Waltham Forest in a diverse mixed residential / commercial part which is undergoing significant regeneration and investment. The subject unit is located on Champness Close forming an extension of Hooker's Road, which lies to the west side of Blackhorse Lane (B179). The latter highway junction with Forest Road (A503) heading westwards to Tottenham and eastwards through to Walthamstow Town Centre lying approximately 2.5 miles to its junction with the A406. Blackhorse Road Underground Station (Victoria Line) and London Overground line is located only 0.3 miles to the South of the unit.

## Accommodation

The accommodation comprises the following areas:

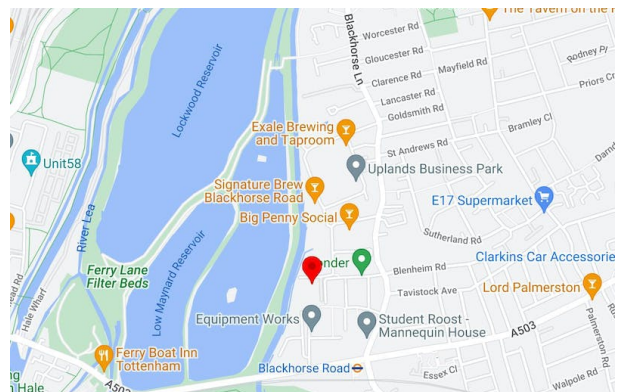
Name	sq ft	sq m	Availability
Ground - Ground Floor	2,530	235.04	Available
<b>Total</b>	<b>2,530</b>	<b>235.04</b>	

## Terms

The property is fully available on an effective new full repairing and insuring lease with terms to be negotiated.

## Legal Costs

The prospective tenant is to cover the landlords legal costs and is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.



## Viewing & Further Information

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

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