



Unit (C) Sutherland House, 43 Sutherland Road, London, E17 6BU

A commercial unit forming part of a larger 3 storey building in Walthamstow, approx. 0.5 miles from Blackhorse Road (Victoria) tube station.

- Rare opportunity to secure industrial unit in Walthamstow
- Street Parking available
- No premium
- Mixed Use Space available currently used as a gym
- Low Rent

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Summary

| | |
|----------------|---|
| Available Size | 177.96 sq m |
| Rent | £27,911.00 per annum |
| Rates Payable | £8,704 per annum We recommend tenants make their own further enquiries to the local authority. |
| Rateable Value | £17,000 |
| EPC Rating | D (76) |

Description

The property benefits from being on the ground floor with two access points into the units. The first is directly into the unit via a loading door from the street, the other a personal entrance via a communal entrance door leading to a lobby and then through double doors into the unit. The unit is mainly open plan currently used as a gym with a small section partitioned to facilitate a weights room. There is also two WC's and central lobby housing a wash hand basin. There is good eaves height of 3.19m or 2.73 m to the underside of the beam. The windows to the rear are reinforced with protection allowing natural light to flow into the unit. We understand the unit is 3 phase benefiting from fluorescent strip lighting in addition to provision of a hot water boiler and an air conditioning unit. Both doors are protected from roller shutters.

Location

The property is situated on the South Side of Sutherland Road, which lies between Blackhorse Lane (B179) to the West and Forest Road (A503) to the South. The surrounding location is a mix of a residential and commercial area with some more recent developments of both commercial units and flats / houses developments. Walthamstow Town Centre and Market lies less than a mile from the subject property. Blackhorse Lane Station lies 0.5 miles to the South West whilst Walthamstow tube and Railway lies 1.2 miles distance to the South-East.

Accommodation

The accommodation comprises the following areas:

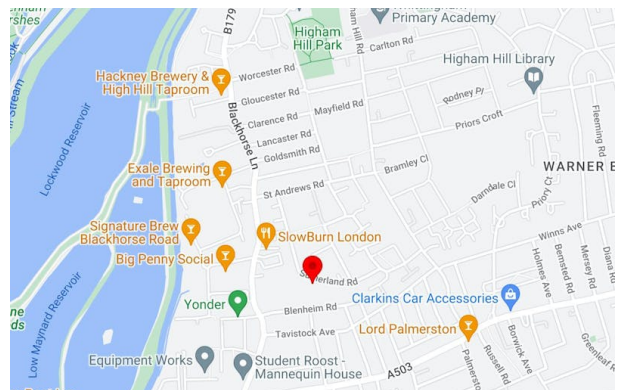
| Name | sq ft | sq m | Availability |
|----------------------------|--------------|------------|--------------|
| Ground - Ground Floor area | 1,916 | 178 | Available |
| Total | 1,916 | 178 | |

Lease

The client is looking to assign her lease which expires on the 31st March 2026, however we understand the landlord would be happy to extend subject to further discussion.

Legal Costs

Each party bear their own legal costs and proposed assignee pay Landlord legal costs.



Viewing & Further Information

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