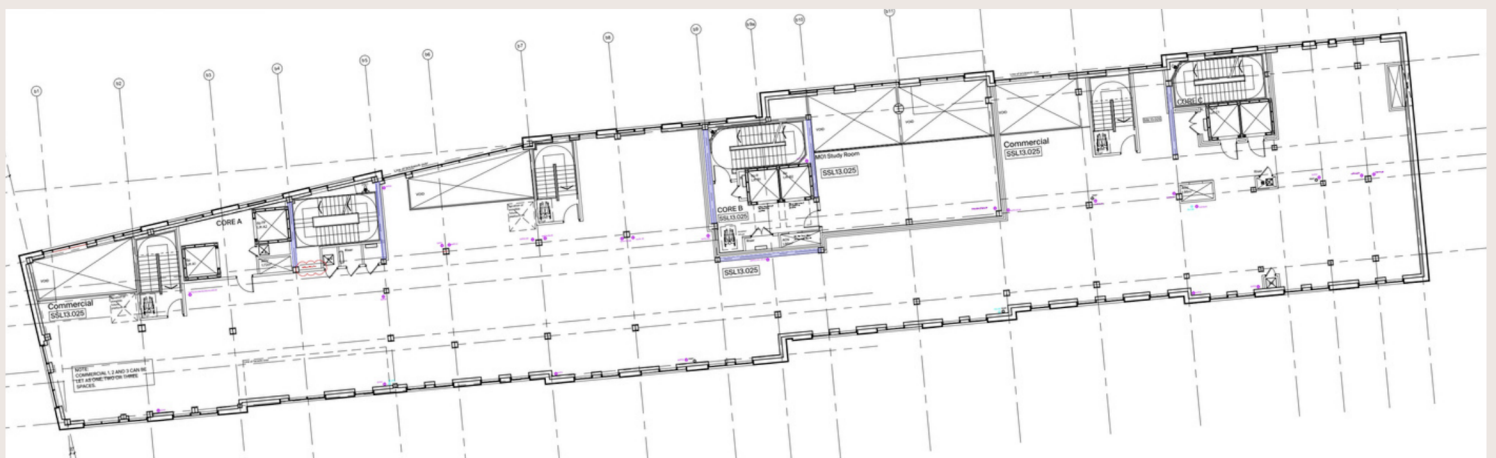
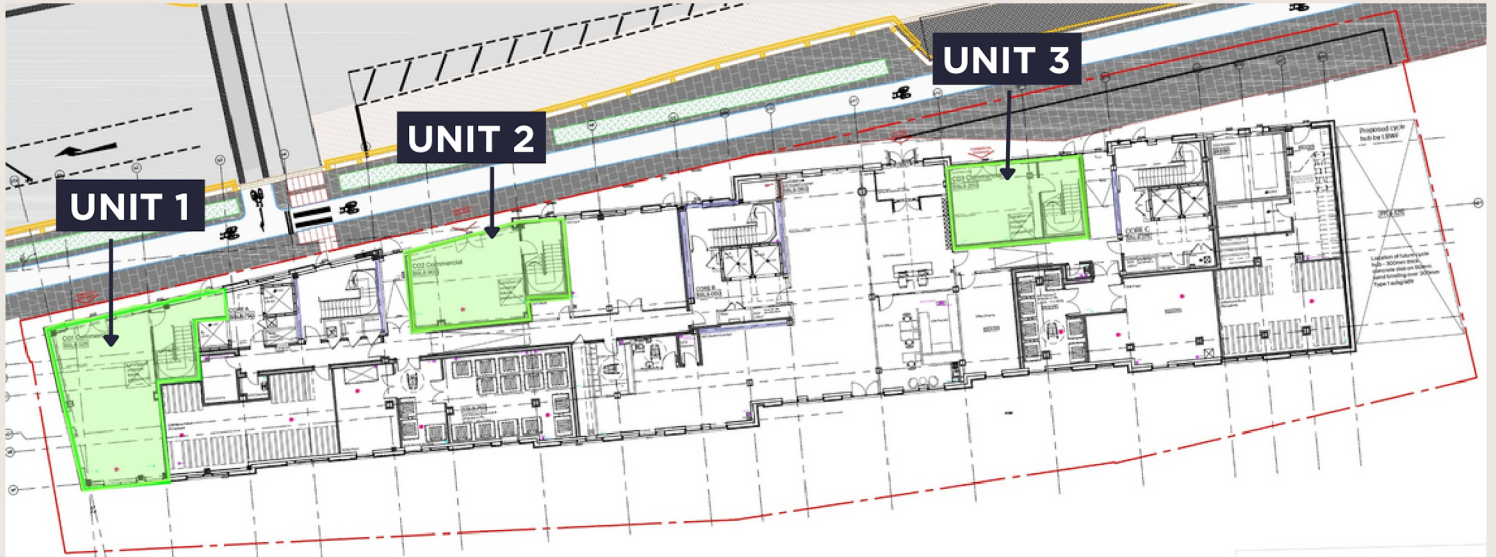


Location

Walthamstow is a town in the London Borough of Waltham Forest. It is a densely populated residential suburb of London, popular due to its easy accessibility to Central London with strong transport links via both the overground and underground networks. The unit forms part of the Canvas Student Accommodation providing 353 student bed spaces. The building also sits opposite a significant residential development forming part of the Blackhorse Lane Action Plan where over 2,500 new dwellings are being developed. The unit is adjacent to Blackhorse Road underground and overground stations.



Accommodation

The unit is arranged over ground and mezzanine levels. The ground floor is split into three separate units as follows:

Unit 1:	620 sq ft	57.59 sq m
Unit 2:	420 sq ft	39.01 sq m
Unit 3:	300 sq ft	27.87 sq m
Mezzanine:	7,800 sq ft	724.64 sq m

Each of the ground floor units are connected to the mezzanine and split options are available.



Rent

On Application.

Tenure

Rental offers invited for a new lease direct with the Landlord.

Rates

Interested parties are advised to make enquiries with the Local Authority.

Use

The proposed planning change to a new Commercial Use Class E (effective from 1st September 2020), will enable the premises to be used for alternative uses such as Retail, Restaurant, Office and Gym (D2) without the need for a change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available on request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

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February 2023

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