

# Commercial Unit - Walthamstow E17

TO LET

Sutherland House (Units A1 & A2), 43  
Sutherland Road, Walthamstow, E17 6BU

**Harston&Co**

For more information call us  
on 020 3371 0061



## Highlights

- Second floor commercial unit located in Walthamstow, E17
- Approximately of 5,716 square feet (531.23 square metres)
- Available with a new lease and no premium
- Suitable for a range of uses
- EPC Rating - D

## Location

Located on the south Sutherland Road which sits in between Forest Road and Blackhorse Road. Blackhorse Road is 0.3 miles away and provides a regular service into central London via the London Underground (Victoria Line). The area is well served by buses. The A406 (North Circular) is approximately 1.2 miles away and provides access to the A10, A12 and M11.

Please note all times and distances given are approximate only.

## Description

Situated on the second floor of a multi-let commercial building originally used as a factory in the 1950's for Britain Toys. The property is spread over the 2 interconnecting units and provides a total floor area of 5,716 square feet (531.23 square metres).

Please note that the sizes given have been provided by the landlord and are approximate only. All interested parties are advised to rely on their own inspection and survey.

## Business Rates

We have been informed by the VOA that the property has a rateable value of £22,750 per annum. Interested parties are advised to make their own enquiries with Waltham Forest business rates department.

## Service Charge

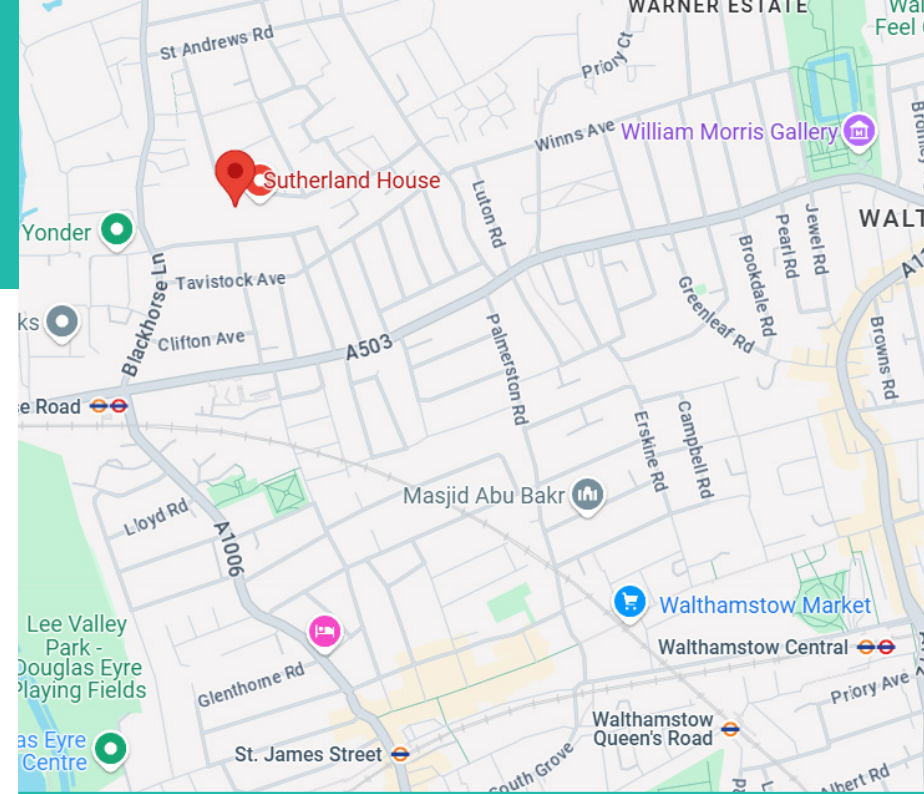
The service charge is currently £11,600 per annum and the annual buildings insurance contribution is currently £4,488 per annum. Please note these figures are approximate only and subject to change throughout the duration of the tenancy.

## Terms

The property is available with a new lease at £60,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.

## VAT

The property is elected for VAT.



Rent:

£60,000 per annum

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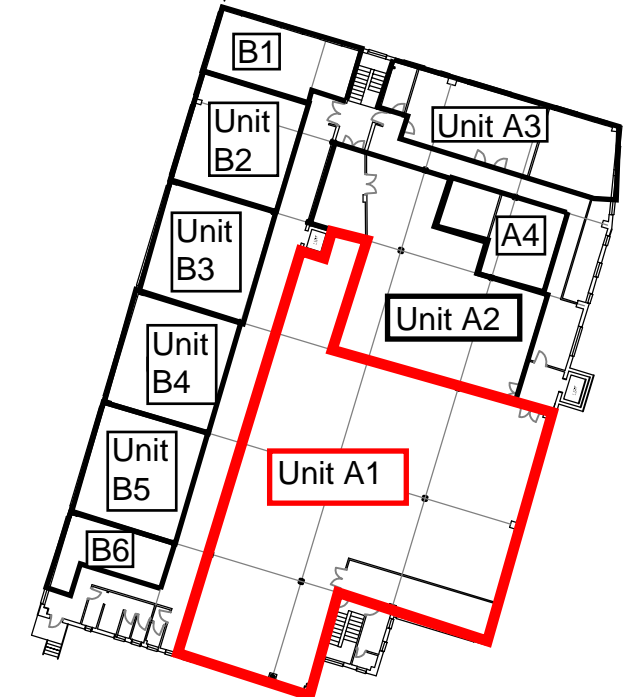
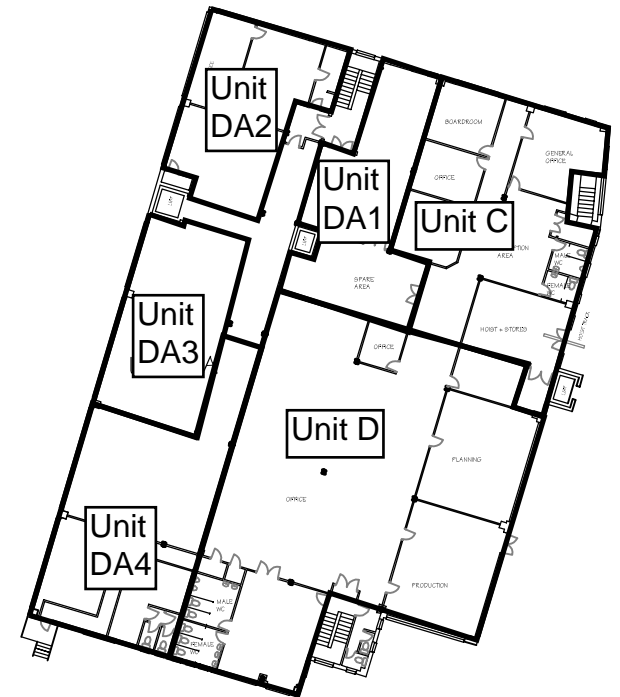
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NOTES



REV	DATE	DESCRIPTION

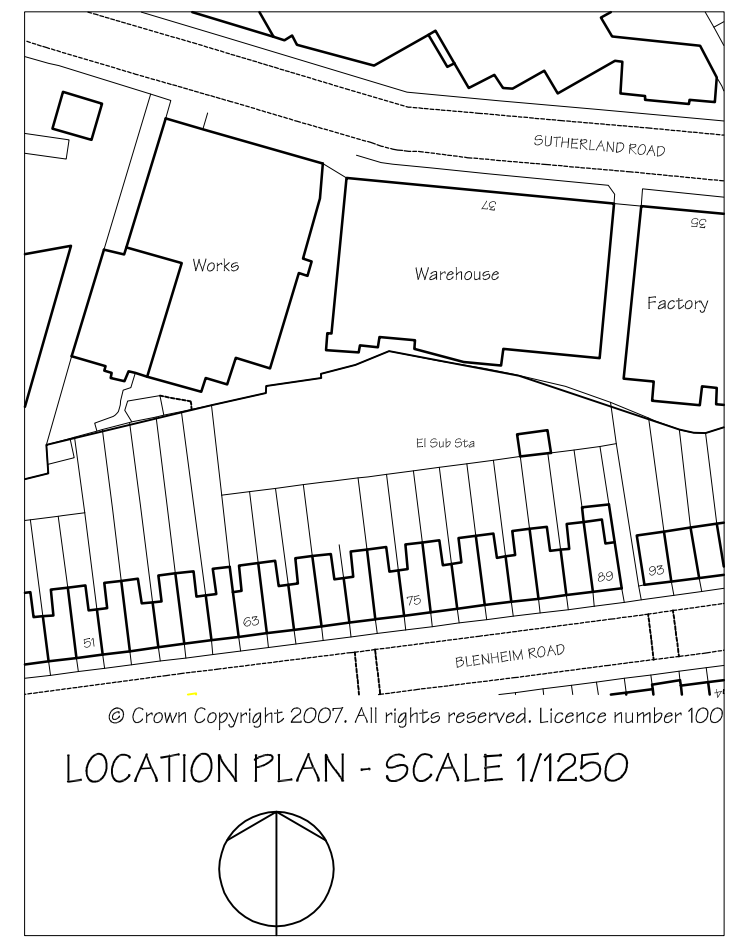
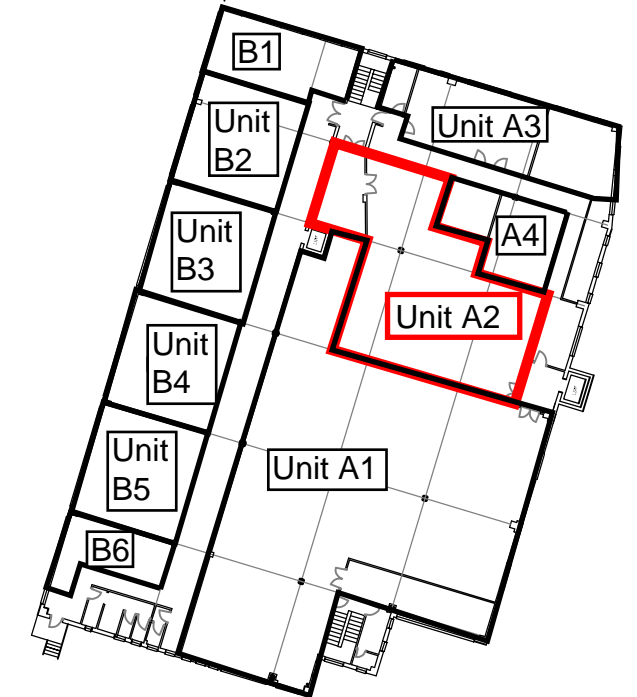
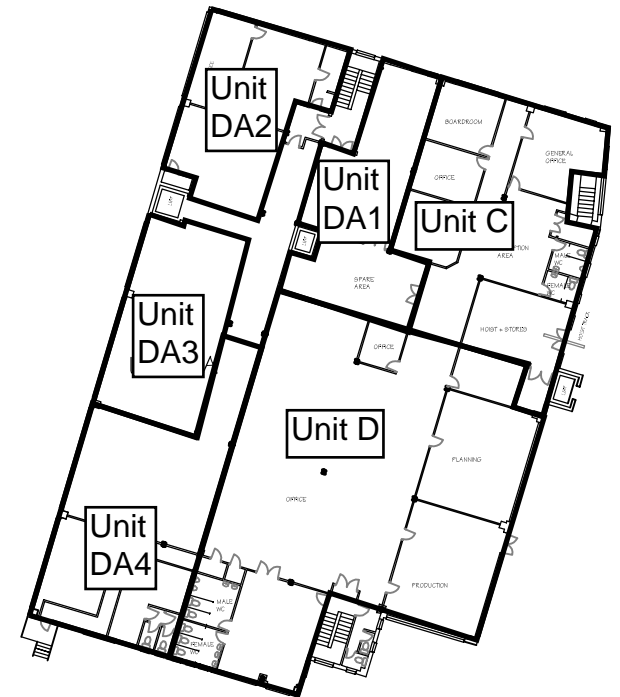
SUTHERLAND HOUSE  
 SUTHERLAND ROAD - E17 6BU  
 PROJECT  
 TITLE  
**Lease Plan - Unit A1**

JOB NUMBER | DRAWING NUMBER | REVISION | DATE | SCALE  
 90868 | 04.01 | - | 30/09/2010 | 1/500 + 1/1250

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NOTES



REV	DATE	DESCRIPTION

SUTHERLAND HOUSE  
 SUTHERLAND ROAD - E17 6BU  
 PROJECT  
**Lease Plan - Unit A2**

JOB NUMBER | DRAWING NUMBER | REVISION | DATE | SCALE  
 90868 | 04.02 | - | 30/09/2010 | 1/500 + 1/1250

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