

# Office Unit - Walthamstow, E17

TO LET

281 Wood Street, Walthamstow,  
London, E17 3NR

**Harston&Co**

For more information call us  
on 020 3371 0061





### Highlights

- First floor office to let on Wood Street, Walthamstow
- Approximately 1,483 square feet (137.81 square meters)
- 0.3 miles from Wood Street train station
- Available with a new lease
- EPC Rating - D

### Location

The property is situated on Wood Street (B160), Walthamstow at the Lea Bridge Road end. The closest station is Wood Street station which is 0.3 miles away. Walthamstow Central which is 0.7 miles away and provides a regular service into central London via the London Underground (Victoria Line) and London Overground. The A406 (North Circular) and M11 are both within close distance and the area is well served by buses.

Please note all times and distances given are approximate only.

### Description

First floor office space with its own self-contained access. The property measures approximately 1,483 square feet (137.81 square metres) on a GIA basis. It would be suitable for a range of uses subject to obtaining the appropriate consents.

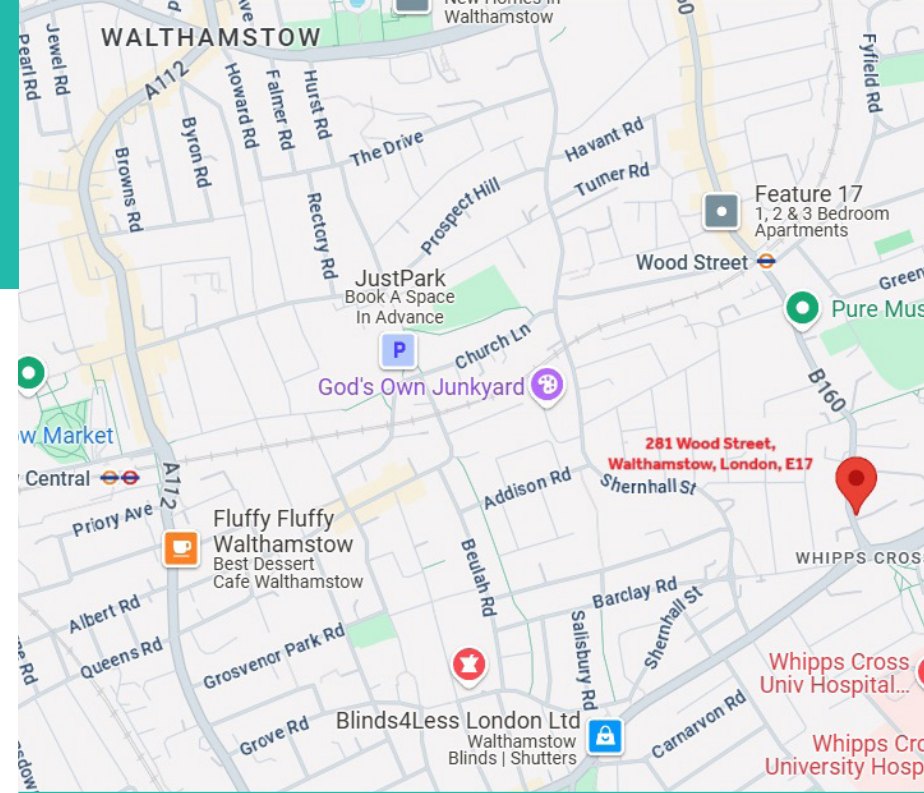
Please note that the sizes given are approximate only. All interested parties are advised to rely on their own inspection and survey.

### Business Rates

The property will require re-valuing by Waltham Forest business rates department. Having looked at the historic valuation we have seen the first floor was recently valued at £14,928. No reliance can be given on this, and all interested parties are to rely on their own enquires.

### Terms

The property is available with a new lease at £25,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£25,000 per annum

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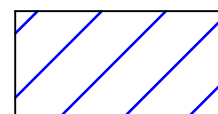
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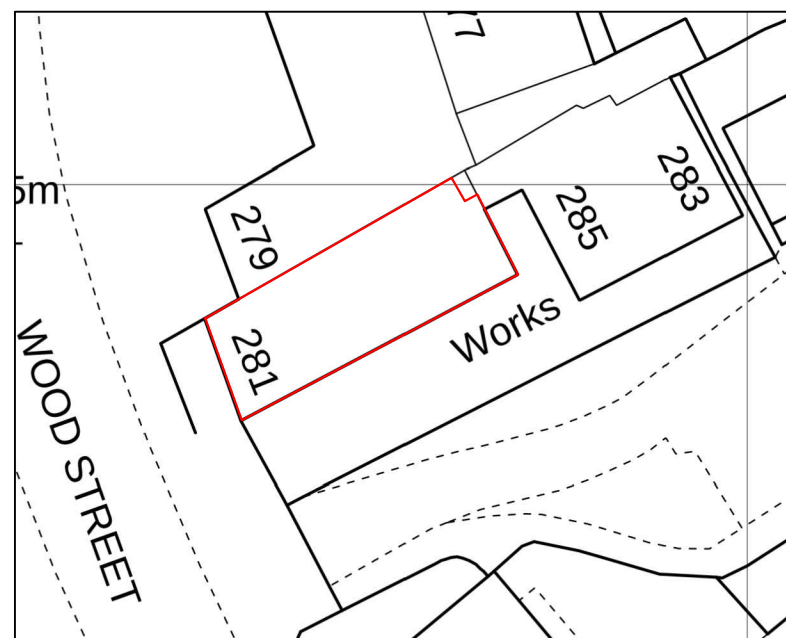
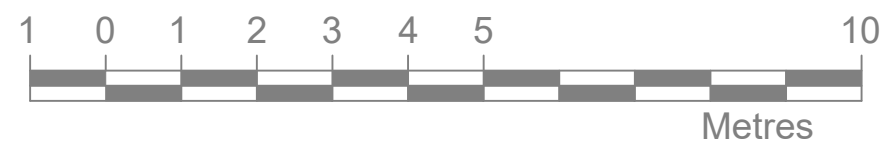
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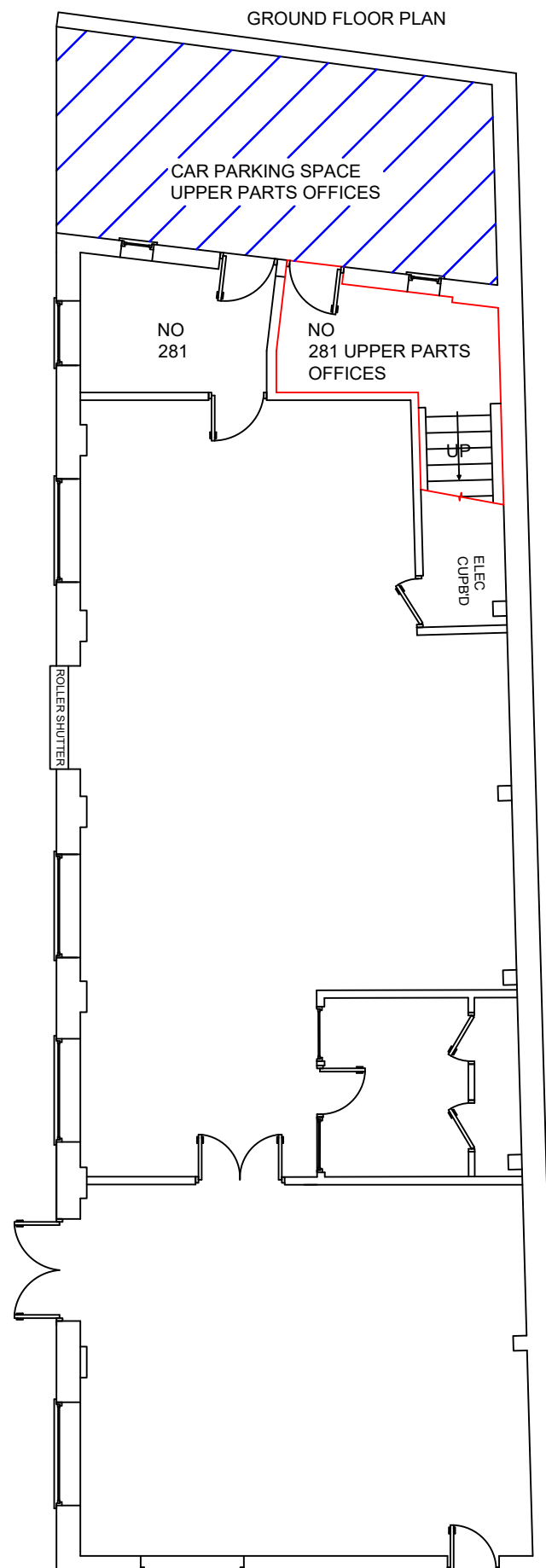


AREA HATCHED IN BLUE ARE SHARED AREAS, USED IN COMMON WITH OTHER OCCUPIERS OF THE BUILDING, AND INCLUDE OFF STREET PARKING FOR 1ST FLOOR OFFICES

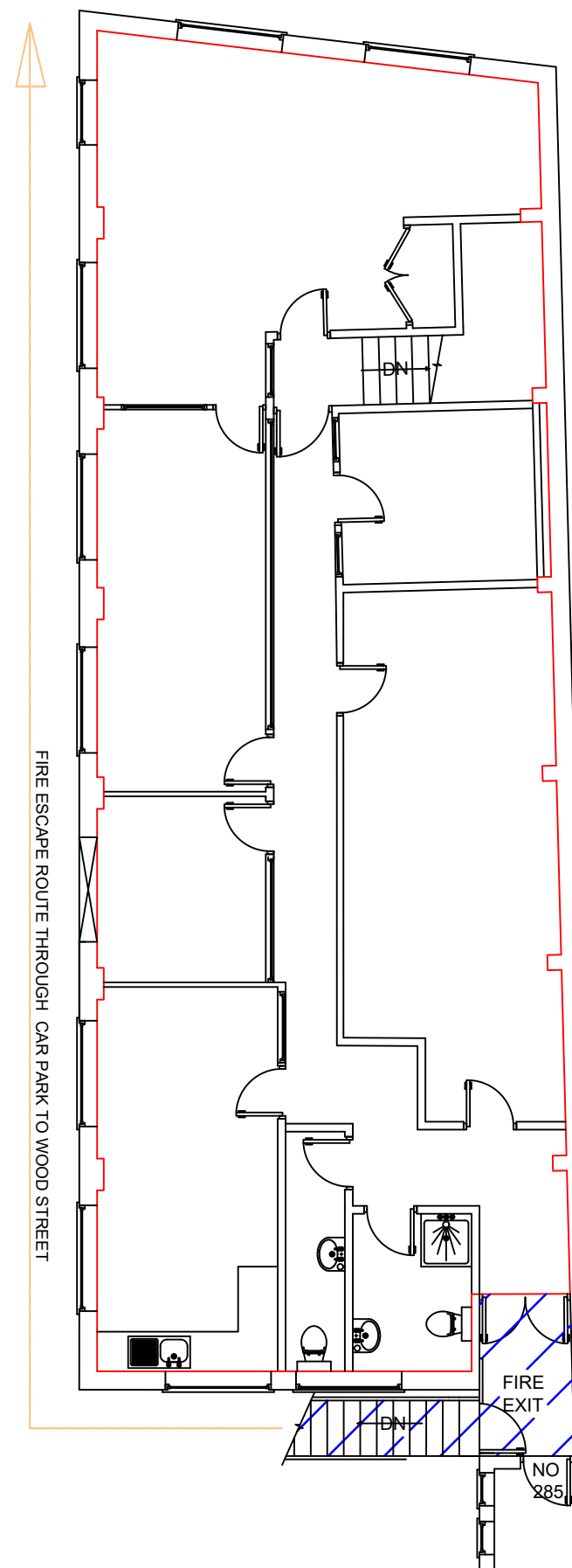


EXTRACT FROM ORDNANCE SURVEY @ 1:500, SHOWING LOCATION

GROUND FLOOR PLAN



FIRST FLOOR PLAN



**AJK** DRAWING SERVICES LTD

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Date: 28th may 2025

Drafted by:  
J. Klement LLB(Hons) Grad Dip

Project: Lease/ Title plan

Property details:  
First floor offices  
281 Wood street  
London  
E17 3HT

Scale 1:100@A3

Drawing No: WS-281/01

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