





UNIT B1, 43 SUTHERLAND ROAD LONDON, E17 6BU

£10,700 PER ANNUM OFFICE TO LET

- Second floor office unit located in Walthamstow, E17
- Approximately 500 square feet (46.5 square meters)
- Available with a new lease and no premium
- EPC Rating D

Harston&Co

Location

Sutherland House is located on Sutherland Road, situated between Forest Road and Blackhorse Road, a prime location within Walthamstow, E17. Blackhorse Road Station 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

Second floor office within a multi-let commercial building, originally used as a factory in the 1950s for Britain Toys. The unit provides a total floor area of 500 square feet (46.5 square meters).

The unit benefits from a shared kitchen and toilets, lift access, air conditioning, and intercom entry.

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 £5,700 per annum. Interested parties are advised to make their own enquiries with Waltham Forest business rates department.

Service Charge

The service charge and annual buildings insurance contribution is currently £1,673.52 per annum. Please note these figures are approximate only and subject to change throughout the duration of the tenancy.

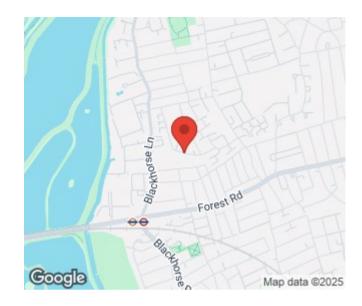
Tenants are responsible for utilities, business rates and telecoms.

Terms

The property is available with a new lease at £10,700 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.

VAT

The property is elected for VAT.





Scan to view property details on harstonandco.co.uk

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

Harston&Co 247 High Road South Woodford London E18 2PB 020 3371 0061 info@harstonandco.co.uk harstonandco.co.uk

@harstonandco

