



## 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

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### 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.



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Harston&Co  
247 High Road  
South Woodford  
London  
E18 2PB

020 3371 0061  
info@harstonandco.co.uk  
harstonandco.co.uk  
@harstonandco

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