



Unit 1 and 2, 500 Hoe Street, London, E17 9AH

Two new modern commercial units in Walthamstow, E17. Class E. Spaces with great access & visibility, ideal for creatives, retail or offices

- New Build Commercial Spaces
- Prime Walthamstow Location
- Flexible Use Potential for Class (E) category
- Excellent Local Transport Links

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Summary

Available Size	671.66 to 1,478.66 sq ft
Rent	£25,000 - £27,000 per annum exclusive
Business Rates	The properties have recently been constructed and will need assessment for business rates. Tenant are advised to complete their own research on expected costs
EPC Rating	Upon enquiry

Description

Situated to the rear of a brand-new mixed-use development, these two commercial units offer modern, flexible spaces suitable for a range of occupiers including creative studios, offices or retail uses. The units benefit from excellent natural light, high ceilings, and contemporary finishes, with easy loading access and proximity to Walthamstow's transport and retail amenities, ensuring both practicality and visibility for businesses looking to establish themselves in this popular area.

Location

500 Hoe Street sits in the heart of vibrant Walthamstow, moments from the lively Bakers Arms Junction. Walthamstow Central Station (Victoria Line & Overground) is within a 5-minute walk, providing quick links into Central London and beyond. The area is a bustling hub for independent retailers, cafés, creative workspaces, and established brands, making it a thriving location for businesses seeking strong footfall and an energetic local community. There are a number of multiple retailers inter-alia Savers, Tescos, Paddy Power and Superdrug nearby.

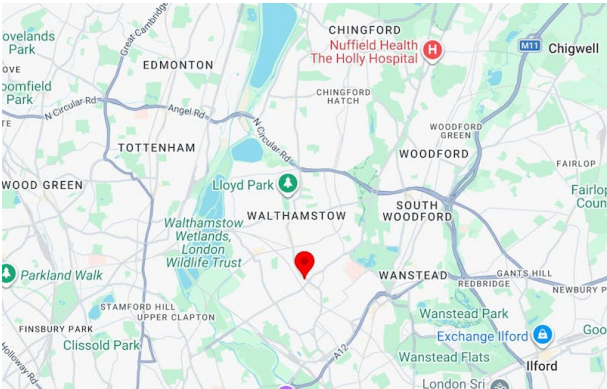
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Rent
Unit 1	807	74.97	£27,500 /annum exclusive
Unit 2	671.66	62.40	£25,000 /annum exclusive
Total	1,478.66	137.37	

Terms

A new effective Full Repairing and Insuring lease is available for each unit. Each party to bear their own legal costs in this transaction with the incoming tenant to provide an undertaking for abortive costs should they withdraw from the transaction.



Viewing & Further Information

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