



## PRIME UNIT IN BUILD TO RENT DEVELOPMENT

### TO LET

The premises are available by way of a new FRI lease for a term to be agreed.

### RATEABLE VALUE

To be valued upon occupation

### RENT

Rent on application

### SERVICE CHARGE

TBC

### FLOOR AREAS SQ FT/SQ M

GF: 1,151 sq ft / 107 sq m

### SUBJECT TO CONTRACT

### EPC

Available upon request.

## The Eades, Walthamstow

- Subject property is situated adjacent to the 17&Central Shopping Centre, Walthamstow Market and Walthamstow High Street.
- Short walk away from Walthamstow Station, Bus Station and the proposed new Walthamstow underground entrance.
- Prominent frontage along Selborne Road

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CRISS**

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# The Eades

- The Eades is a best in class build to rent development consisting of 495 one and two-bedroom apartments and studio flats, within two landmark towers of 34 and 27 storeys.
- The towers will be connected by an expansive ground floor entrance and amenity space, including a publicly accessible reception with dedicated concierge and lounge area.
- The development will also feature resident amenity spaces on the upper floors, including a lounge, shared kitchen area for events, and a roof terrace.

Plan for illustrative purposes only



# Wider Development and Regeneration In Walthamstow

## • 17 & Central Shopping Centre

Major redevelopment of the 17 & Central (formerly The Mall) into a vibrant retail and leisure hub, featuring new retail units, dining spaces, and a state-of-the-art cinema. Improvements will also be made to the public realm with upgraded entrances, more open spaces, and enhanced pedestrian flow.

## • Blackhorse Lane Enterprise Zone

With a growing community of creative and tech-focused businesses, Blackhorse Lane has been designated as a key creative hub. It benefits from ongoing investment in studio spaces, co-working areas, and offices tailored for artists, designers, and startups. Alongside this, Blackhorse Lane is home to the Blackhorse Beer mile, housing London's most exciting craft breweries.

## • Soho Theatre, Walthamstow

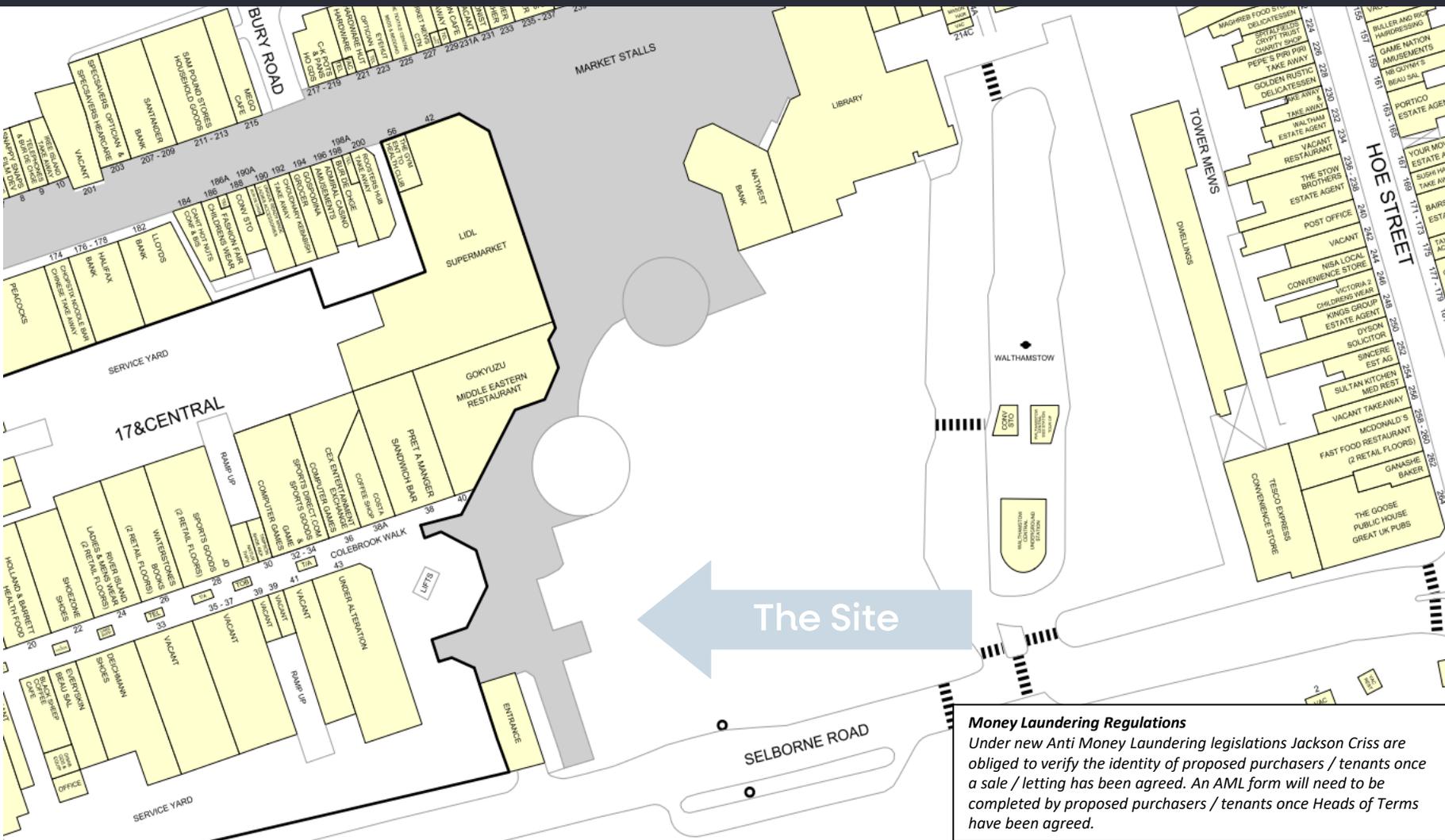
The historic EMD Cinema, now set to be transformed into Soho Theatre Walthamstow, is undergoing a major regeneration to become a key cultural and entertainment hub in the area. The venue will feature a 1,000-seat main theatre, a second smaller studio theatre, a bar, and a café, making it a multi-use space for performances, events, and community gatherings.

## • Demographic information

20.7% of the population are categorised in the highest AB social grade and the area has a total retail expenditure of £1,499,000,000, higher than the Promis average. The intense regeneration happening in the area will only add to the population growth and retail spend. The average house price in the area stood at £547,200, up by 4% on the 2021 peak of £525,807 (Rightmove, 2024).

# THE EADES, WALTHAMSTOW

# PRIME UNIT IN BUILD TO RENT DEVELOPMENT



Local Operators



**CRATE**  
WALTHAMSTOW



ORGANIC COFFEE  
NATURAL FOOD



**TODAY BREAD**  
SOURDOUGH BAKERY & CAFÉ





## JACKSON CRISS

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