

Unit 5C Blackhorse Lane  
Walthamstow E17 6SX  
Class E Unit To Let



UNIT 5C

Ground Floor: 1,600 sq ft (148.6 sq m)  
Rent: £40,000 pa

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## LOCATION

The unit is located seconds away from Blackhorse Road station which is served by the 24-hour Victoria Line (Oxford Circus - 18 minutes, Kings Cross - 21 minutes) and London Overground (Liverpool Street - 23 minutes).

Occupiers in the vicinity include **Co-Op**, **Magnet** and **Create Works** (co-working space), with **Fizzy Living**, **Student Roost** and the wider residential community providing a regular and busy footfall.

Blackhorse Lane is home to the Blackhorse Beer Mile, housing London's most exciting craft breweries.

Waltham Forest council identified Blackhorse Lane in their Area Action Plan, as an area that requires significant inward investment to create a new vibrant community. The masterplan identifies 3 areas where up to 3,500 homes will be delivered.

# Residential & Economic Development



**1**  
**Blackhorse View:**  
350 new homes  
/ 17,622 of  
commercial space  
**(Barratt London)**



**2**  
**Blackhorse Mills:**  
479 new homes  
/ 23,000 sq ft of  
commercial space  
**(Legal and General)**



**3**  
**Equipment Works:**  
337 new homes  
/ 18,830 sq ft of  
commercial space  
**(Greystar / Telford  
Homes)**



**4**  
**Mandora and  
Mannequin House:**  
484 bed PBSA  
/ 14,903 sq ft of  
commercial space  
**(Student Roost)**



**5**  
**The Collective:**  
300 new homes  
/ 23,000 sq ft of  
commercial space  
**(Private Developer)**



**6**  
**Blackhorse Yard  
& Sutherland:** 359  
new homes / 27,642  
sq ft of commercial  
space **(Swan)**



**7**  
**Canvas  
Walthamstow:**  
Student  
Accommodation  
**(Canvas Students)**



**8**  
**Uplands:**  
Uplands Business Park owners  
have put forward proposals to  
deliver 1,719 new high-quality  
homes, along with c.300,000  
sq ft of flexible industrial space  
and a further 50,000 sq ft of new  
employment and community  
floor space. **(Blackrock/NEAT)**

## USE

E Class.

## TERMS

Available on a new lease for a term to be agreed.

## RATEABLE VALUE

£45,250 (2023)

## SERVICE CHARGE / INSURANCE

Upon application.

## EPC

Available upon request.

## VIEWING

Please contact sole letting agents:

**Andrew Criss**

[andrewc@jacksoncriss.co.uk](mailto:andrewc@jacksoncriss.co.uk)

07831 213 396

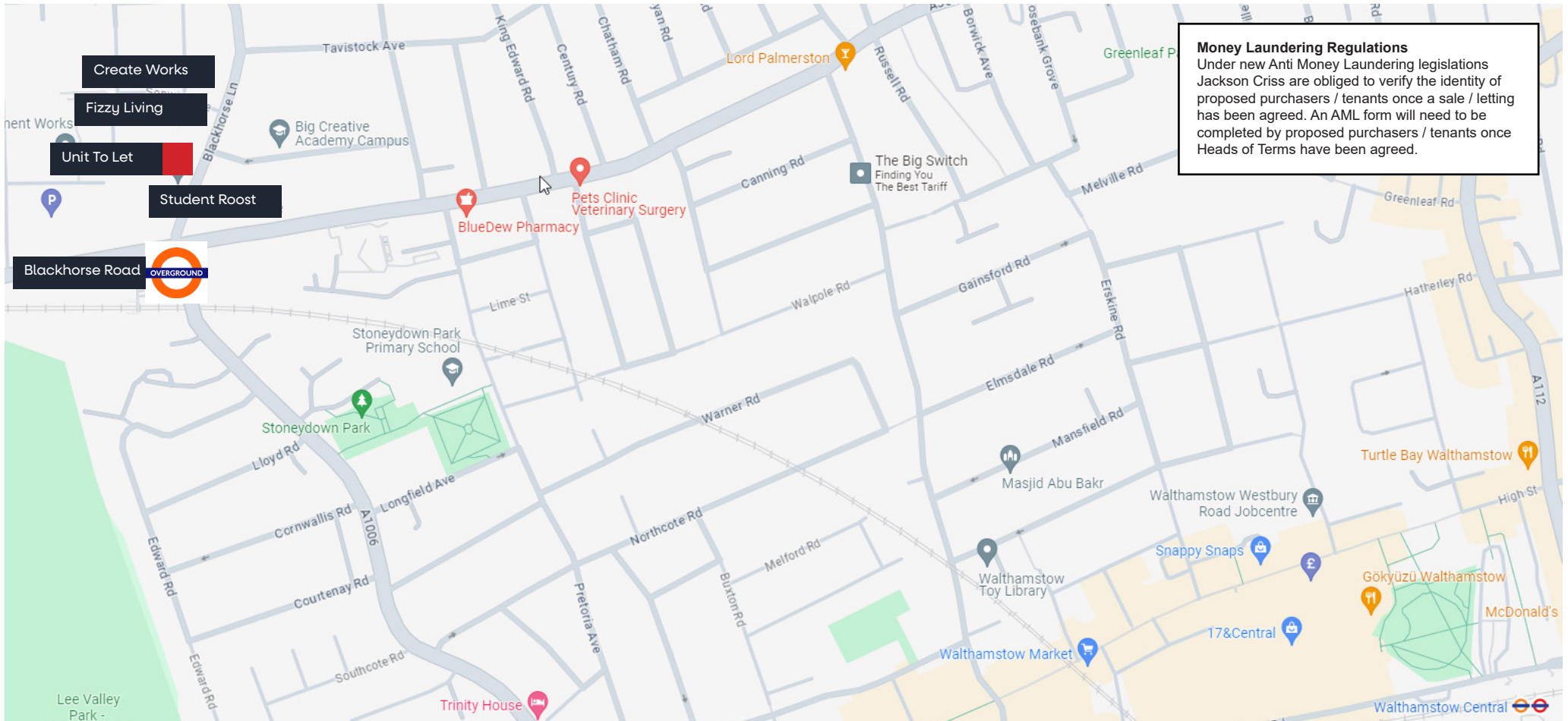
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**Money Laundering Regulations**  
 Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



Walthamstow Wetlands



Big Penny Social (was Truman Brewery)



Walthamstow Village

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