

# **Gnome House**

7 Blackhorse Lane, Walthamstow, E17 6DS

Community Space To Let







## **LEASE TERM**

A new flexible lease directly from the Landlord.

# LOCATION

Located a few minutes' walk from Blackhorse Road Overground and Underground Station (Victoria Line). In addition, a short bus ride or walk into the fashionable Walthamstow, this property offers excellent transport links into Central London.

## **DESCRIPTION**

The available accommodation has been recently refurbished to provide a modern and flexible working environment. The development includes an on-site café, car parking and bicycle storage.

#### **AMENITIES**

- Excellent Natural Light
- Air Conditioning
- Central Heating
- Perimeter Trunking
- Suspended Ceilings
- Fully Carpeted
- Kitchenettes

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Big Penny Social	Sutherland Rd
Yonder •	Clarkins Car Acc
	Tavistock Ave Lord Palmerston
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Blackhorse Road ←	EsserCI
	Lloyd Rd Masj
	Comwallis Rd Chewron Rd Northcote Rd Melford 1
Lee Valley Park - Douglas Eyre	Trinity House
FOR FURT	HER INFORMATION CONTACT:
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Floor	Sq Ft	Rent (pa)	Business Rates (pa)	Service Charge (pa)	Total
Ground Floor	3,789	£66,307.50	£49,413	TBC	£115,720.50 per annum