

**EXPRESSIONS OF INTEREST:
Commercial Units 1 & 2 Juniper House,
221 Hoe Street, London E17 9PH**



DESCRIPTION:

Juniper House occupies 3.4ha and lies at the junction of Hoe Street and Liverpool street to Chingford Railway Line in Walthamstow Town Centre, in the London Borough of Waltham Forest. It is also eastern of te Major Town Centre opportunity zone highlighted within the Town Centre.

Juniper House occupies a strategically important location within the major centre of Waltham Forest. Walthamstow High Street, The Walthamstow Street Market, and the Walthamstow Mall, which is the largest shopping centre in borough, lie less than five minutes' walk to the north-west. The surrounding area is characterised by a mix of land uses, including residential, retail, hotel and leisure, and offices, in keeping with the town centre setting.

The site will provide buildings ranging between 2 and 16 storeys in height, comprising 91 residential units (Use Class C3) and 950 sqm of commercial floorspace (Use Class A1/A2/A3/B1/D1) together with associated wheelchair car parking, cycle parking, open space, landscaping, energy centre and infrastructure works.

The Council is working with developer Hill Partnership Interiors and architects Pollard Thomas Edwards (PTE) and AREA Landscape architects subsequently won the design competition and began preparing a planning application October 2017. The main development will begin immediately and is expected to complete in Summer 2022.

As part of the redevelopment for mixed use development there will be three commercial units created, two on the ground floor and one on the first floor, all fronting First Avenue. The commercial frontage onto Hoe Street is two storeys at its south-western corner, but one storey at the north-west corner as the levels rise towards the railway bridge. The uses could any combination or retail, commercial, community, or flexible workspace in nature.

The retail space will be 2-storeys within a single tenancy entered from either side, vertically subdivided into a northern and southern tenancy over two storeys, or horizontally subdivided into two tenancies. Services, toilets, kitchens, plant, and can be tucked away along the northern edge of the space at the lower level. The service access provides a location for wheelchair parking, car club and electric vehicles only, and includes ample provision for secure cycle parking for residents and visitors. Vehicular access to the site for servicing is limited to the South-eastern boundary from First Avenue.

What happens when?

- Main redevelopment started in summer 2020
- Work is expected to finish in summer 2022

The redevelopment of Juniper House tie into this new public space, providing significant enhancement to the public realm of the eastern edge of Walthamstow Town Centre, will be in the heart of Walthamstow's shopping area and will be the focal point of the area. It is close to 'The Scene' which comprises of five restaurants including Turtle Bay, Nando's, Five Guy's (who have just agreed terms) and a Nine-screen Empire cinema and a brand-new Heavenly Dessert Restaurant.

The new commercial units are suitable for numerous uses including E (The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020). The approved planning uses for the commercial accommodation are A1 (shops), A3 (restaurant / café), A4 (bar / pub), B1a (office, but not bank, estate agent) and D1 (clinic, nursery, library, school)

The council is seeking expressions of interest from innovative and unique businesses for this new exciting opportunity.

Floor Areas: (see layout plans at Appendix 1)

	Ft ²	M ²
Ground Floor	5113	475
First Floor	5113	475
Total Internal Area	10,226	950

Final GIA areas subject to slight variation.

TERMS: NEW FULL REPAIRING INSURING LEASE, 10 YEARS FIXED TERM, OUTSIDE THE LANDLORD & TENANT ACT 1954 PART II, SECS 24-28.

LEASE BREAK: After five years, six months written notice exercisable by either Landlord or Tenant at any time.

RENT:

Ground Floor @ £22.00 per sq. ft.

1st Floor @ £17.00 per sq. ft.

If you are interested in finding out more and are serious in expressing an interest, then please get in touch directly with the Council and we are happy to discuss the project with you and potential terms on offer.

CONTACT DETAILS: Without prejudice and subject to contract, to the following address:

Property and Asset Management, London Borough of Waltham Forest | Magistrates Court | Town Hall Complex | 1 Farnan Avenue | London E17 4JF.

Email: tina.ogunremi@walthamforest.gov.uk

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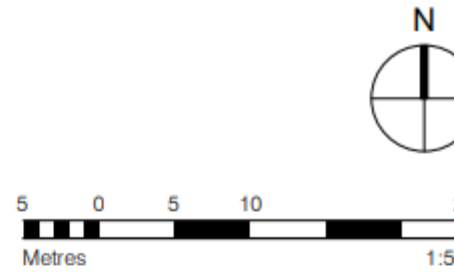
Appendix 1








01 Commercial Basement
Scale: 1 : 500



02 Commercial Street access +2
Scale: 1 : 500



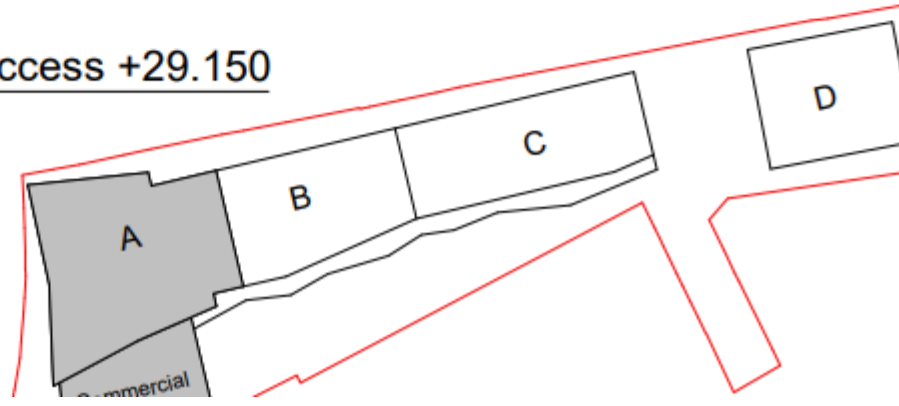
Commercial Area Measured to Inside Face Of External Walls As 3

	Shell & Core Commercial unit (Flexible use class B1(a) /A1/13/14/D1)	Commercial Ground	7
	Commercial Refuse Store	Residential Ground	2
	Commercial unit exit route	Residential Ground	1
	Shell & Core Commercial unit (Flexible use class B1(a) /A1/13/14/D1)	Residential Ground	4
	Shell & Core Commercial unit (Flexible use class B1(a) /A1/13/14/D1)	Podium Level	4

Design development in progress.
Current area tolerance: +0.4%

Floor plate not included in Shell and Core fit-out

03 Commercial Street access +29.150
Scale: 1 : 500



These particulars do not form part of any offer or contract. All statements contained in these particulars are made without responsibility of the vendor/agent/lessor and should not be relied upon as statements or representations of fact. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/agent/lessor does not give any warranty whatsoever in relation to the property.