



## AVAILABLE - TO LET

FIRST FLOOR STUDIO/OFFICE SPACE, FLEXIBLE TERMS  
CLOSE TO WALTHAMSTOW CENTRAL STATION  
UNIT 112 THE TRAMWORKS, HATHERLEY MEWS,  
WALTHAMSTOW, E17 4QP

Office For Rent, 892 Sq Ft £2,250 PCM

All enquiries to

**020 8520 9911**

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**STRETTONS**

EST 1931



# UNIT 112 THE TRAMWORKS, HATHERLEY MEWS, WALTHAMSTOW, E17 4QP

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## FIRST FLOOR STUDIO/OFFICE SPACE, FLEXIBLE TERMS CLOSE TO WALTHAMSTOW CENTRAL STATION

First floor studio space with shared kitchenette and separate male and female WC.

The building is within an enclosed cobbled courtyard in close proximity to Walthamstow Market and The Scene, which includes Empire cinema and restaurants. Close to Walthamstow Central Station offering swift connections to Central London and West End.

### Highlights

- Flexible Terms, 24/7 Access
- Self-contained workspace
- Open plan accommodation
- SoDo Pizza on site

Rent	£2,250 PCM
Business Rates (Est)	London Borough of Waltham Forest Interested parties are advised to make their own enquiries with the local authority.
Building type	Office
EPC Rating	E-125
Lease Details	New licences on terms to be agreed. Agreements will be contracted outside of the security of tenure provisions of the Landlord Tenant Act 1954 Part II

Floor	Size Sq Ft	Status
Studio 112	892	AVAILABLE - To Let
<b>Total Internal Area</b>	<b>892</b>	

## Contact us

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