



## AVAILABLE - TO LET

LARGE SELF CONTAINED OFFICE SPACE ON FLEXIBLE TERMS  
CLOSE TO WALTHAMSTOW CENTRAL STATION  
UNIT 11 THE TRAMWORKS, HATHERLEY MEWS,  
WALTHAMSTOW, E174QP

Office For Rent, 1,017 Sq Ft £2,500 PCM

All enquiries to

**020 8520 9911**

[strettons.co.uk](http://strettons.co.uk)



**STRETTONS**

EST 1931

# UNIT 11 THE TRAMWORKS, HATHERLEY MEWS, WALTHAMSTOW, E174QP

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The unit comprises a large open plan area with WC facilities and kitchenette to the rear and a partitioned meeting room.

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

### Highlights

- Flexible Terms
- 24/7 Access
- Open Plan Accommodation
- Self-contained workspace
- SoDo Pizza on site

Rent	£2,500 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
VAT	Rents are exclusive of VAT
EPC Rating	TBC
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
Suite 11	1017	AVAILABLE - To Let
Total Internal Area	1,017	

## Contact us

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