

# TO LET

FIRST FLOOR STUDIO SPACE ON FLEXIBLE TERMS  
MEWS STYLE ACCOMODATION CLOSE TO  
WALTHAMSTOW CENTRAL STATION

UNIT 104, THE TRAMWORKS, HATHERLEY MEWS, WALTHAMSTOW, E17 4QP  
NET INTERNAL AREA 193FT<sup>2</sup> (18M<sup>2</sup>)

## THE TRAMWORKS



# THE TRAMWORKS

## UNIT 104, HATHERLEY MEWS, WALTHAMSTOW, E17 4QP



Hatherley Mews is a vibrant community and creative commercial hub forming part of an attractive former tram works in Central Walthamstow. The building is within an enclosed cobbled courtyard in close proximity to the amenities of Walthamstow Market and new development The Scene at Cleveland Place, E17 which will include an Empire cinema and several entertainment venues and restaurants

The property is situated well for transport links and within walking distance of Walthamstow Central Station and Bus Terminus with connections to the West End (21 minutes) via the Victoria Line and Liverpool Street (17 minutes) via National Rail Services. The premises also benefits from good road links to the A12, M11 and A406 (North Circular Road).

### Description

First floor office suite suitable for up to 3 desk spaces with shared kitchenette facilities and male and female WC's.

### Amenities

- Flexible Terms
- 24/7 Access
- Open Plan Accommodation
- Shared facilities
- SoDo Pizza <http://sodopizza.co.uk/> on site

### Accommodation

Suite 104		
Total Internal Area	193	18

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

### Terms

New 12 months contract.

### Rent

£570 pcm

Rents are exclusive of VAT.

### Service Charge:

Budget 2016/2017: To be confirmed.

### Business Rates:

London Borough of Waltham Forest  
Interested parties are advised to make their own enquiries with the local authority for confirmation.

### EPC Title:

TBC

### Legal Costs:

Ingoing tenants are required to pay their own legal costs incurred.

### Viewing:

Strictly by appointment with sole agents  
Strettons  
189-203 Hoe Street  
Walthamstow  
LONDON  
E17 3SZ  
Tel: 020 8520 9911  
Fax: 020 8520 8022  
[www.strettons.co.uk](http://www.strettons.co.uk)

### Sean Crowhurst

[sean.crowhurst@strettons.co.uk](mailto:sean.crowhurst@strettons.co.uk)  
020 8509 4436

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