

**LAST  
REMAINING  
UNIT**



# **BLACKHORSE VIEW**

**LONDON E17 6JJ**

**EXCITING OPPORTUNITY OPPOSITE BLACKHORSE ROAD STATION.**

**LAST REMAINING UNIT**

**UNIT 4 – 1,423 SQ FT**





## *the bigger story*

The London Borough of Waltham Forest (LBWF) is set to experience major growth and development, with the introduction of the new Blackhorse Lane project.

Recognised as one of the key growth areas in LBWF, the Mayor's London Plan and Upper Lee Valley Opportunity Area Planning Framework have identified Blackhorse Lane as a strategically important location with the capacity to accommodate up to 3,500 new homes and 1,000 new jobs.

Regeneration efforts of Hackney Wick, Tottenham Hale and Stratford are a true testament to the growth opportunities for urban communities in East London. The regeneration efforts have resulted in an explosion of new businesses, infrastructure and residential dwellings.

These regeneration projects are successful in cultivating thriving, vibrant and diverse locations while playing a key role in stimulating the wider economy.







## GET TO KNOW THE AREA

*A lively hub of independents*

Once an indistinct industrial area and mundane main road located between Walthamstow and Tottenham Hale, Blackhorse Road is now a burgeoning and bustling local neighbourhood.

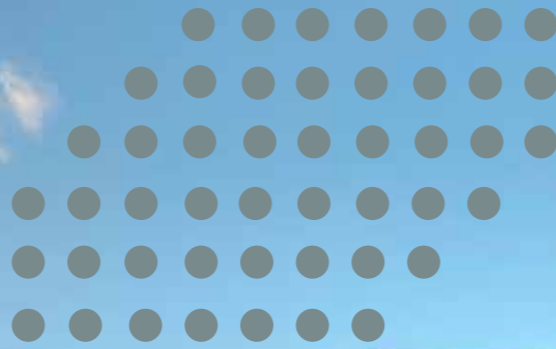
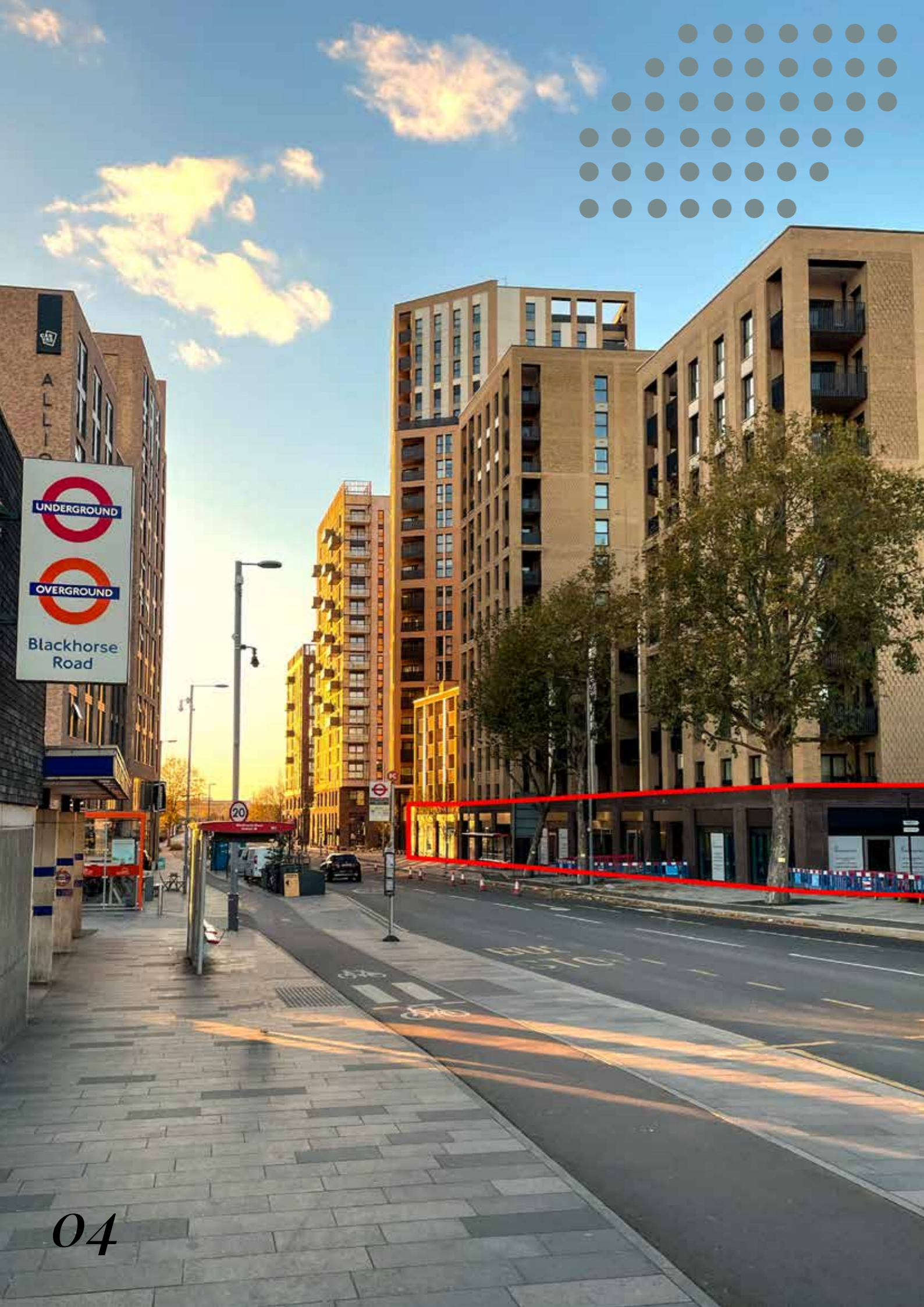
Blackhorse Road is located in the lively community of Walthamstow, London. Having undergone regeneration over the past decade, the area has seen a tremendous amount of growth and is known for being one of the most famed places of recreation in all of England. With its array of businesses, services, and institutions, Blackhorse Road continues to be an important hub for local people and visitors alike. From gastropubs to independent stores—even a yoga studio—it's a great place to spend an afternoon.

## OPPORTUNITY

Blackhorse view falls within The Upper Lee Valley, running from Tottenham to Stratford in London, is a bustling economic corridor. It's a vibrant, cosmopolitan area filled with numerous firms providing employment for the local communities. The large range of retail outlets, manufacturing plants, and world-renowned academic institutions makes it one of the most economic hubs in London.

Life buzzes around the area during weekdays, especially along its iconic pathways; the Olympic Park route is a particular highlight. Therefore it seems that within this economic epicentre much more than just economic activity happens; art and culture are interlaced amongst the economic activities, creating an eclectic mix that helps make this area so renowned worldwide.





# CONNECTIVITY

Blackhorse View is a 2 minute walk to Blackhorse Road station with the 24-hour Victoria Line and London Overground for quick and easy commute to the city centre including Kings Cross, Oxford Circus and Liverpool Street.

The site occupies a prominent location on the busy Forest Road with an extensive bus routes to surrounding areas and city centre.

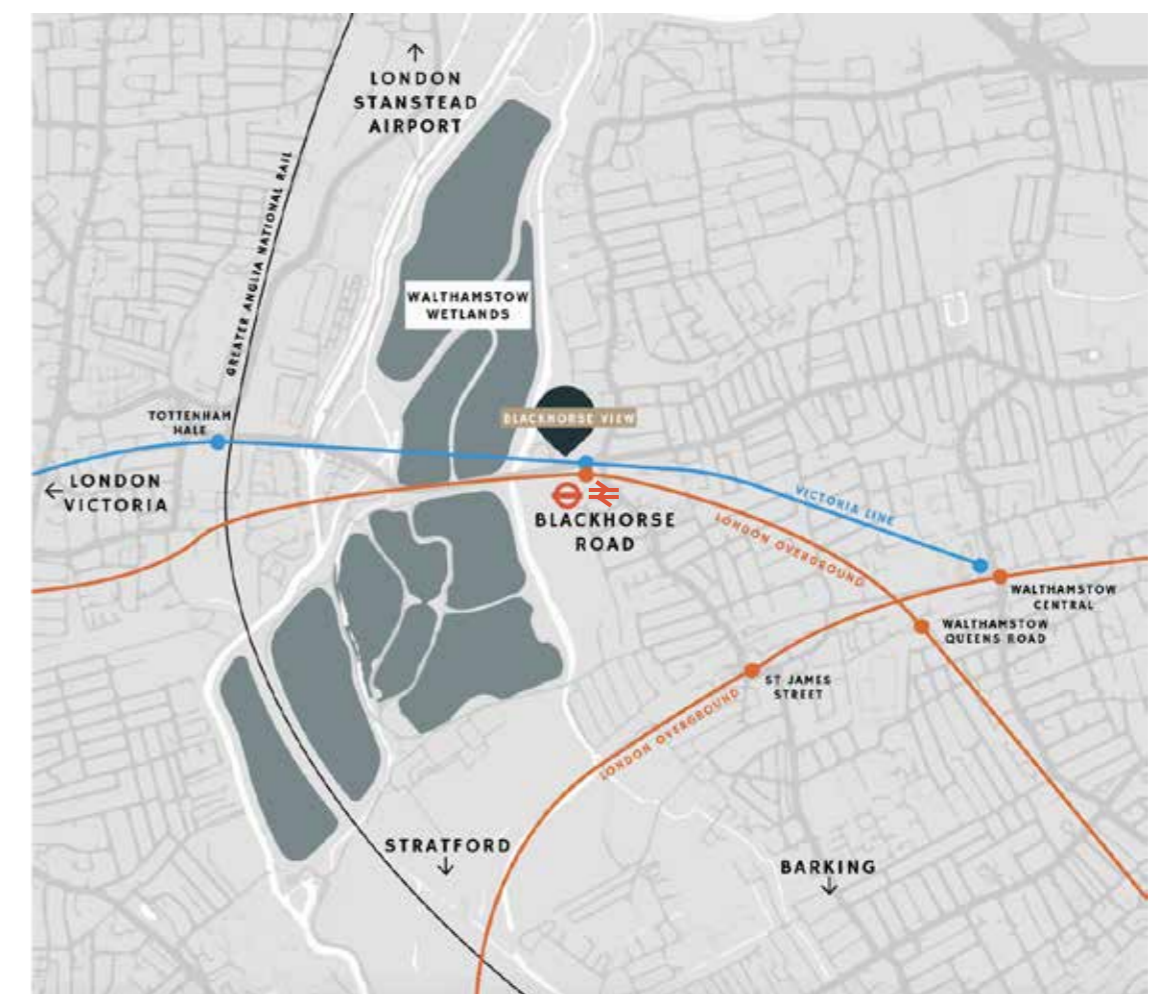
## *getting around*

### public transport

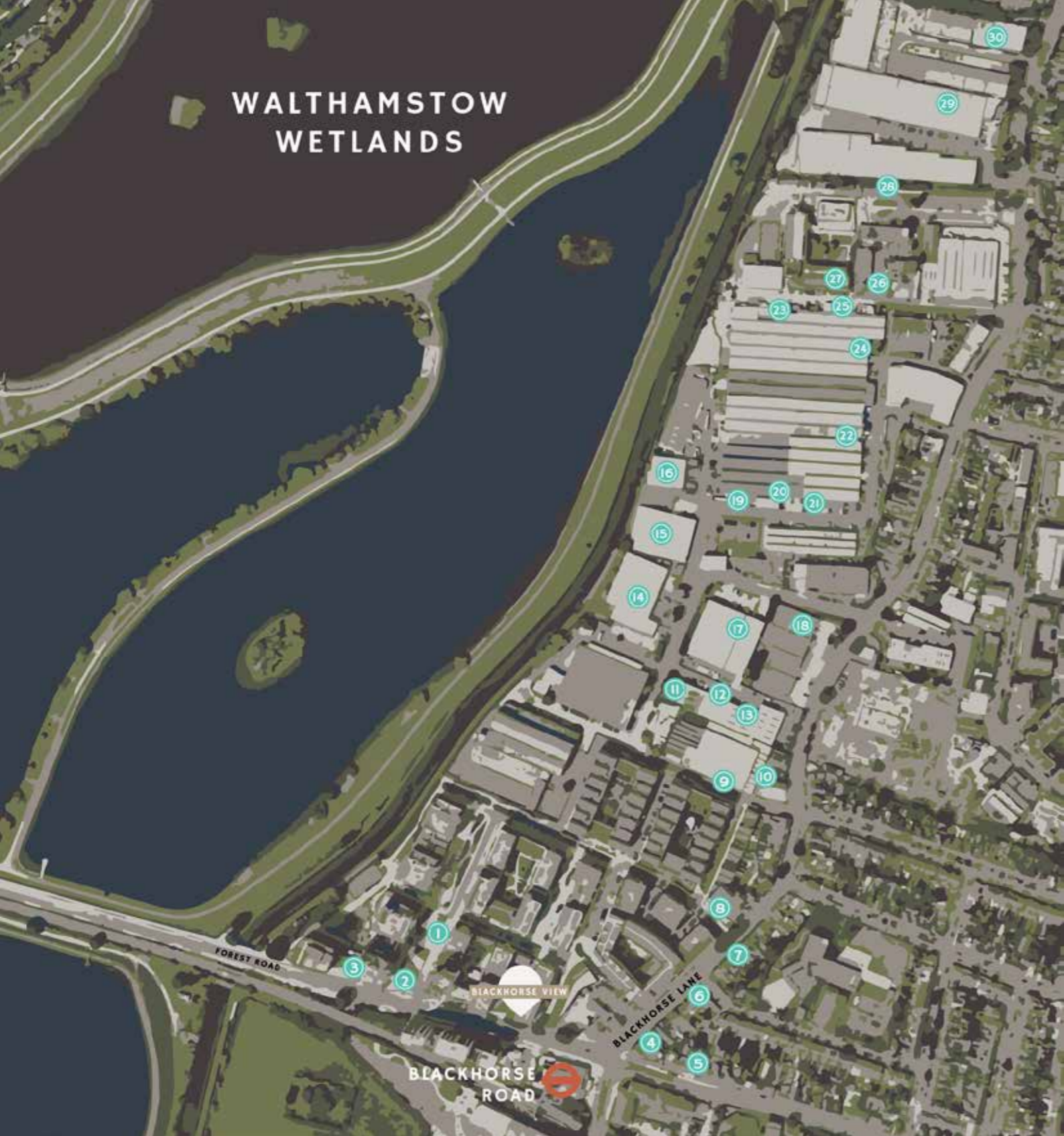
<b>KINGS CROSS ST. PANCRAS</b>	<b>11 MINS</b>
<b>OXFORD CIRCUS</b>	<b>18 MINS</b>
<b>VICTORIA</b>	<b>22 MINS</b>
<b>STRATFORD</b>	<b>30 MINS</b>

### walking

<b>BLACKHORSE ROAD</b>	<b>2 MINS</b>
<b>WALTHAMSTOW WETLANDS</b>	<b>15 MINS</b>
<b>ST JAMES STREET</b>	<b>17 MINS</b>
<b>WALTHAMSTOW HIGH STREET</b>	<b>20 MINS</b>







- |                               |                                  |                                 |
|-------------------------------|----------------------------------|---------------------------------|
| 1 - The Willow Tree Arts Cafe | 11 - International Bakery        | 21 - Pretty Decent Beer Co      |
| 2 - The Black Horse Pub       | 12 - Artisan Foods               | 22 - Hackney Gelato HQ          |
| 3 - F45 Training              | 13 - German Deli                 | 23 - Lion Furniture             |
| 4 - Yasar's Kitchen           | 14 - Vibration Group             | 24 - Exale Brewing and Taproom  |
| 5 - Sea Fryer Fish Bar        | 15 - Square Mile Coffee Roasters | 25 - The Beerblefish Brewing Co |
| 6 - Armstrong Audio           | 16 - Signature Brew              | 26 - Carribean Eatery           |
| 7 - DRE FADES Barbers         | 17 - Big Penny Social            | 27 - Arbiet Studios             |
| 8 - Creative Works Space      | 18 - Toolstation                 | 28 - Eden Girls' School         |
| 9 - Yonder                    | 19 - Minor Figures               | 29 - Wild Card Brewery          |
| 10 - CrossFit                 | 20 - Pinter                      | 30 - Hackney Brewery & Taproom  |

# LOCATION



## *other developments in the area*

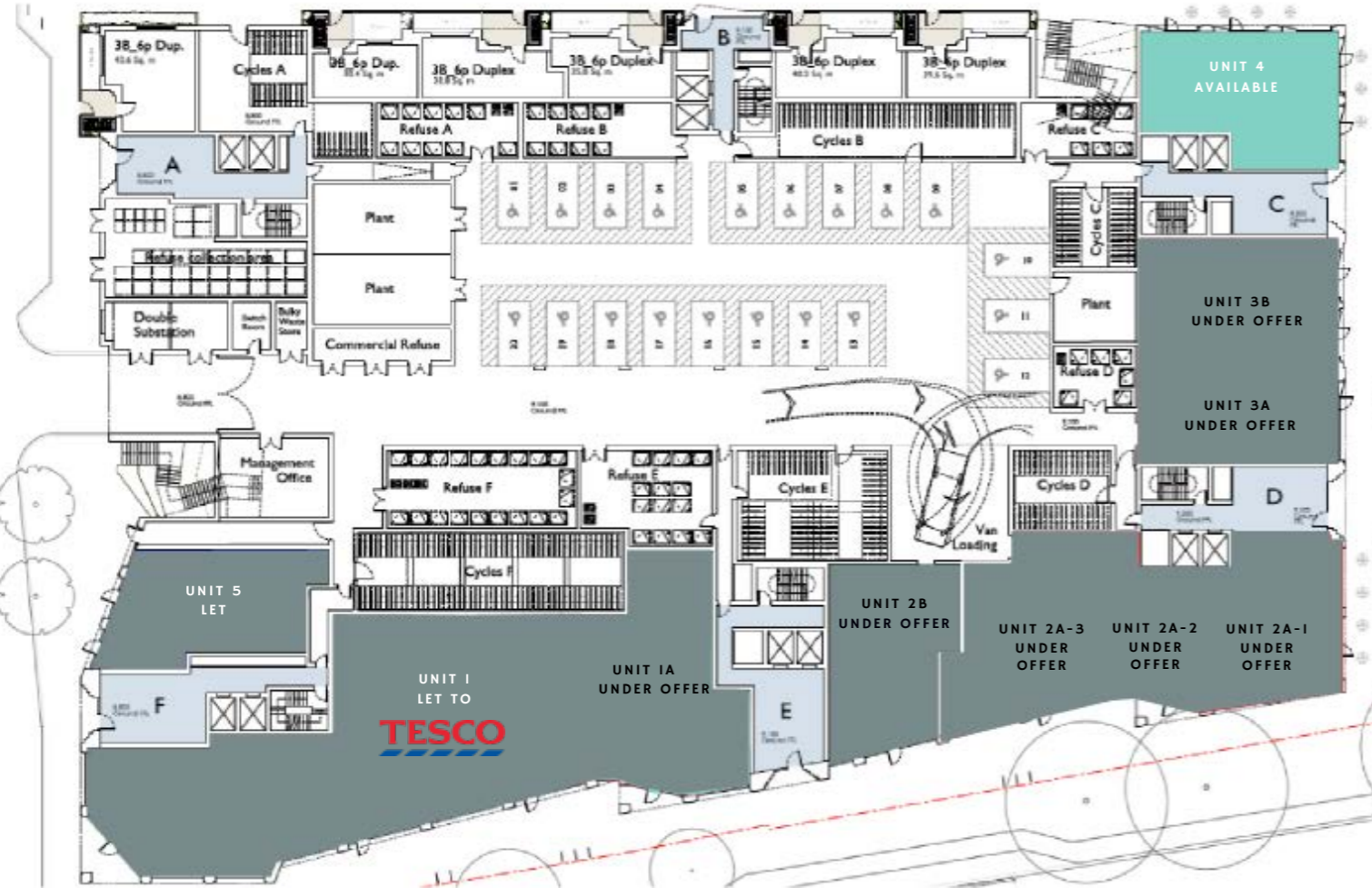
- 1 **BLACKHORSE VIEW - Barratt & TFL**  
RESIDENTIAL UNITS: 350  
COMMERCIAL UNITS: 6/ 17,622 SQ FT
- 2 **BLACKHORSE MILLS - L&G**  
RESIDENTIAL UNITS: 479  
COMMERCIAL UNITS: 10/ 23,000 SQ FT
- 3 **EQUIPMENT WORKS - Greystar**  
RESIDENTIAL UNITS: 337  
COMMERCIAL UNITS: 18,830 SQ FT
- 4 **MANDORA - Taylor Wimpey**  
RESIDENTIAL UNITS: 484  
COMMERCIAL UNITS: 14,903 SQ FT
- 5 **4-10 FOREST ROAD - RoundHill Capital**  
RESIDENTIAL UNITS: 353  
COMMERCIAL UNITS: 9,065 SQ FT
- 6 **BLACKHORSE YARD & SUTHERLAND ROAD - Peabody**  
RESIDENTIAL UNITS: 654  
COMMERCIAL UNITS: 27,642 SQ FT
- 7 **UPLANDS - BlackRock Real Assets**  
Planning application submitted  
RESIDENTIAL UNITS: 1,800  
COMMERCIAL UNITS: 18,000 SQ FT



# THE SPACES

AVAILABLE

UNDER OFFER/LET



UNIT 1 - LET	465 sq m	4,722 sq ft
UNIT 1A - UNDER OFFER	215 sq m	2,172 sq ft
UNIT 2A - UNDER OFFER	368 sq m	3,708 sq ft
UNIT 2B - UNDER OFFER	140 sq m	1,400 sq ft
UNIT 3 - UNDER OFFER	268 sq m	2,715 sq ft
UNIT 5 - LET	145 sq m	1,439 sq ft

PROPOSED SPLIT OF UNIT 2A		
2A-1	119 sq m	1,285 sq ft
2A-2	55 sq m	595 sq ft
2A-3	135 sq m	1,457 sq ft

PROPOSED SPLIT OF UNIT 3		
3A	90 sq m	978 sq ft
3B	146 sq m	1,574 sq ft

08

UNIT 4 - AVAILABLE

146 sq m	1,423 sq ft
----------	-------------



UNIT 2A



Units are all supplied with capped services, insulated and screed floors, and no internal finishes.

Unit 4 has a capped off gas supply, all units have 3 phase electricity.

### QUOTING RENTS

Upon Application and exclusive of Rates and Service Charge

### SERVICE CHARGE

Estimated at £1.48 per sq foot

# LIKE WHAT YOU SEE?

*Get in touch with a member of our team...*

---

Catherine Johnson

020 3370 4334

[catherine@cfcommercial.co.uk](mailto:catherine@cfcommercial.co.uk)

Alex Lowry

020 3370 4334

[alex@cfcommercial.co.uk](mailto:alex@cfcommercial.co.uk)

**CF**  
**Commercial**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them. No person in the employment CF Commercial has any authority to make or give any representation of warranty in relation to this property. Computer Generated Images and proposed uses shown are for indicative purpose only and do not represent the finished specification of the units. All prices are net of VAT unless otherwise stated.

Subject to Contract. April 2023.