



UNDERGOING REFURBISHMENT · AVAILABLE TO LET

COMMERCIAL UNITS FOR LET

800-806 LEA BRIDGE ROAD · LONDON E17 9DN

Large commercial units, ready to let.

Class E · Units from c. 775 sq ft to 7,310 sq ft · Up to 12,714 sq ft available

THE OPPORTUNITY

A landmark frontage on one of East London's busiest corridors.

Commercial premises undergoing refurbishment, with substantial glazed frontage, multiple independent entrances and a dedicated forecourt. Lea Bridge Road links Whipps Cross with Hackney, giving occupiers outstanding roadside visibility to a constant flow of passing trade.

30,000

VEHICLES A DAY

1,500

CYCLISTS A DAY

452

LOCAL BUSINESSES

10

BUS ROUTES

Source: Transport for London

- Prominent Lea Bridge Road frontage
- Flexible Class E use
- Forecourt parking & independent entrances
- Strong regeneration around Lea Bridge Station

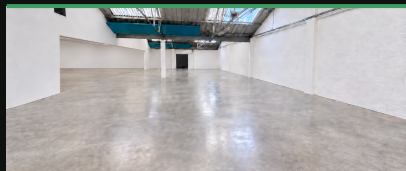


GROUND FLOOR PLAN

Four units.
One address.

■ AVAILABLE ■ TAKEN

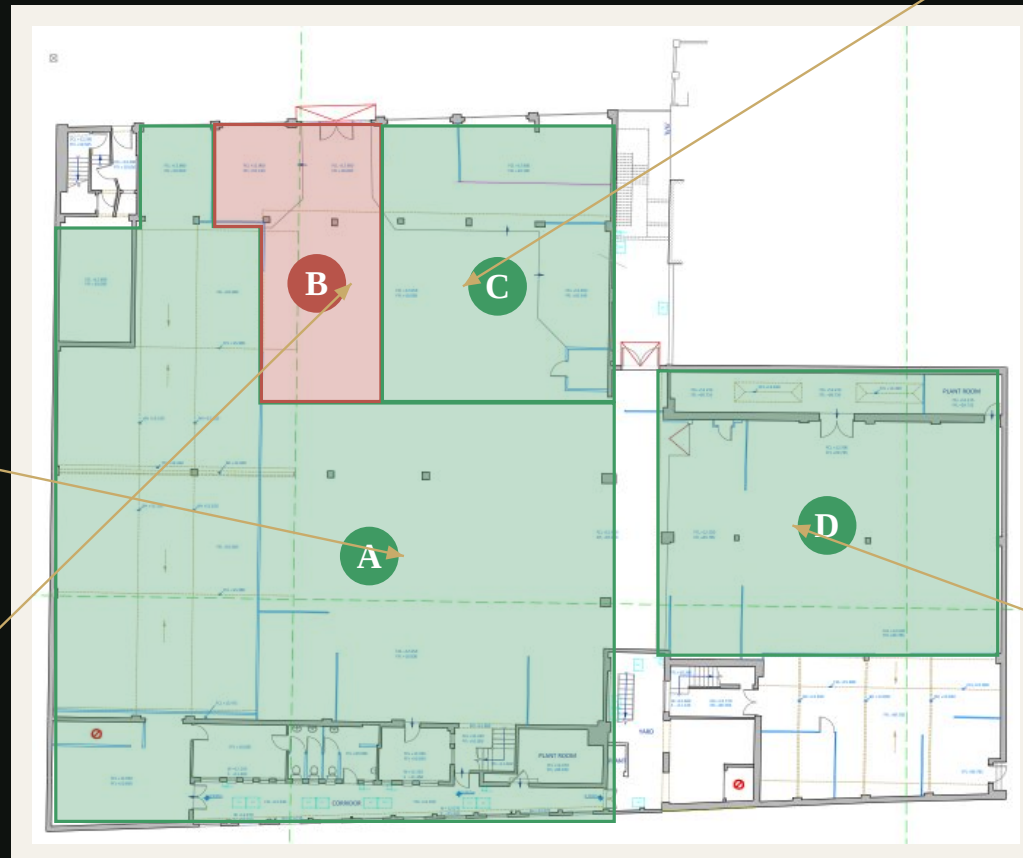
Available: 12,714 sq ft (c. 1,181 m²) · Total: 14,044 sq ft



Unit A AVAILABLE
7,310 sq ft · 679 m²



Unit B TAKEN
1,330 sq ft · 124 m²



Unit C AVAILABLE
2,325 sq ft · 216 m²



Unit D AVAILABLE
3,078 sq ft · 286 m²



WEST & CENTRAL FLOOR PLATE

Unit A

AVAILABLE TO LET

7,310 sq ft

approx. 679 m²

The largest space in the building: a generous, open floor plate wrapping the west and central areas, running through to the rear with WCs and plant.

PER YEAR	£150,000
PER MONTH	£12,500
PER WEEK	£2,885
PER SQ FT P.A.	£20.52
PER M ² P.A.	£220.87

3 MONTHS RENT FREE

- Ideal for showroom, gym, leisure, food hall or large-format retail
- Extensive glazing and independent entrance

UNIT A / CONTINUED

A closer look.

WEST & CENTRAL FLOOR PLATE · 7,310 SQ FT





NORTHERN FRONTAGE

Unit C

AVAILABLE TO LET

2,325 sq ft

approx. 216 m²

Flexible by design. Take Unit C whole, or as two or three separate units of circa 775 sq ft each, divided at the window bays — with room to grow next door.

PER YEAR	£75,000
PER MONTH	£6,250
PER WEEK	£1,442
PER SQ FT P.A.	£32.26
PER M ² P.A.	£347.22

3 MONTHS RENT FREE

- Prime northern frontage with full-height glazing
- Ideal for café, studio, clinic or boutique retail



EAST WING

Unit D

AVAILABLE TO LET

3,078 sq ft

approx. 286 m²

A self-contained east wing of about 20 m × 14.3 m, offering a clean, regular floor plate with its own access.

PER YEAR	£55,000
PER MONTH	£4,583
PER WEEK	£1,058
PER SQ FT P.A.	£17.87
PER M ² P.A.	£192.34

- Regular, easy-to-fit-out floor plate
- Suits office, trade counter, clinic or retail



CENTRAL FRONTAGE

Unit B

TAKEN

1,330 sq ft

approx. 124 m²

Unit B has been let and is being fitted out. Its occupier adds daily footfall and activity to the frontage for neighbouring units.

- Concept visual shown — expected completion

WHY THIS ADDRESS

The area.

- Up to 30,000 vehicles and c. 1,500 cyclists a day pass the frontage
- Links Whipps Cross with Hackney; Lea Bridge Station nearby
- 452 businesses and 10 bus routes along the corridor
- Waltham Forest catchment of c. 278,400 people, +7.8% (2011–2021)
- Major regeneration and new homes planned around Lea Bridge
- Walthamstow and the Lee Valley Park within easy reach
- Forecourt parking and multiple independent entrances

Sources: Transport for London, Waltham Forest, ONS



LEASE TERMS

Key terms.

TERM	15 years
PERMITTED USE	Class E
SECURITY OF TENURE	Landlord and Tenant Act 1954
PREMIUM	None
INSURANCE	Landlord insures; recovered as rent

Full lease terms available on request. All areas and terms are indicative pending a survey.



ARRANGE A VIEWING

See it for yourself.

800–806 Lea Bridge Road, London E17 9DN

Enquire online to book a viewing with Palm Properties Management

team@thepalmuk.com

These particulars are for guidance only and do not form part of any contract. Areas, measurements and images are indicative; some images are concept visuals.

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