

Reference: LER03604

335 Cann Hall Road, London, E7 9ET

Waltham Forest, E7 9ET

IMAGE COMING SOON
ILLUSTRATIVE IMAGE ONLY

☆ Flexible Lease Available

To Let

£1,750 pcm

980 sq ft

Flexible Use

 [Google Maps](#)



335 Cann Hall Road, London, E7 9ET



£1,750 per month + VAT

£21,000 p/a · £21 per sq ft



Flexible Use

For multiple industries



980 sq ft internal

91 sq m



Reference

LER03604



24/7 access



3-Phase Power Supply



Electric roller shutters



LED lighting

WHAT'S NEARBY



Leytonstone High Road underground...

10 min drive



Central London

20 min train



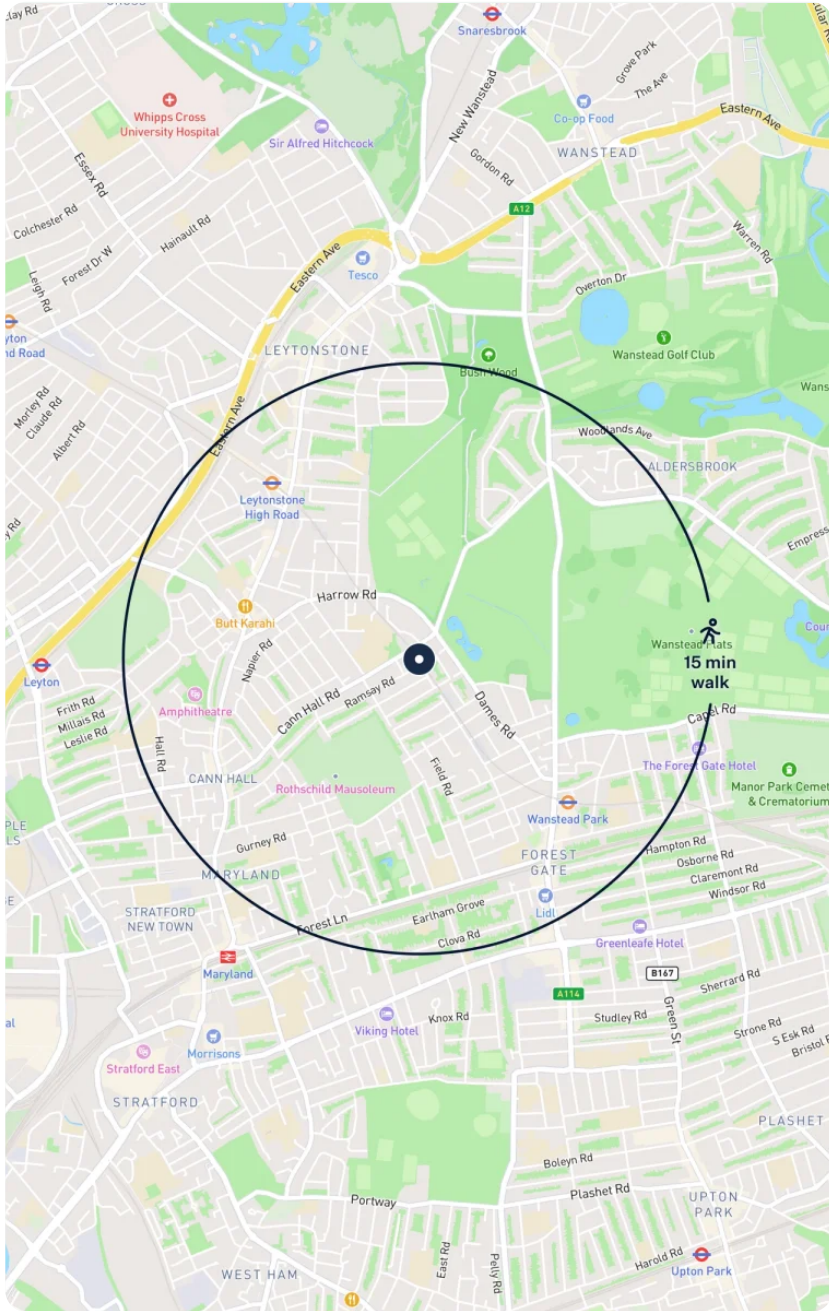
Kings Cross Station

20 min train



Google Maps

Images Coming Soon



Location

335 Cann Hall Road, London, E7 9ET

 curiosity.canny.backed

 [Google Maps](https://www.google.com/maps)

WHAT'S NEARBY



Leytonstone High Road underground...

10 min drive



Central London

20 min train



Kings Cross Station

20 min train

Cost Breakdown

Costs Per Month

Rent	£1,750
Business Rates	Call for details
Insurance	£20
Service Charge	Call for details
Total	£1,770

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£21,000
Business Rates	Call for details
Insurance	£240
Service Charge	Call for details
Total	£21,240

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.



Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.



Get in touch with our property experts

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **0333 554 4139**

 **info@thearchco.com**

 **thearchco.com**

