

Reference: LEM03703

79-80 Rosebank Road, Leytonstone, London, E17 8NH

Waltham Forest, E17 8NH

To Let

£4,170 pcm

2,980 sq ft

Flexible Use

 [Google Maps](#)



79-80 Rosebank Road, Leytonstone, London, E17 8NH



£4,170 per month + VAT

£50,040 p/a · £17 per sq ft



Flexible Use

For multiple industries



2,980 sq ft internal

277 sq m



Reference

LEM03703

Images Coming Soon



24/7 access



3-Phase Power Supply



Electric roller shutters



LED lighting

WHAT'S NEARBY



Walthamstow Central Station

15 min walk



Walthamstow Queen's Road Station

13 min walk



Blackhorse Road Station

20 min walk



Google Maps

Location

79-80 Rosebank Road, Leytonstone, London, E17 8NH

/// local.mimic.covers

 [Google Maps](#)

WHAT'S NEARBY



Walthamstow Central Station

15 min walk



Walthamstow Queen's Road Station

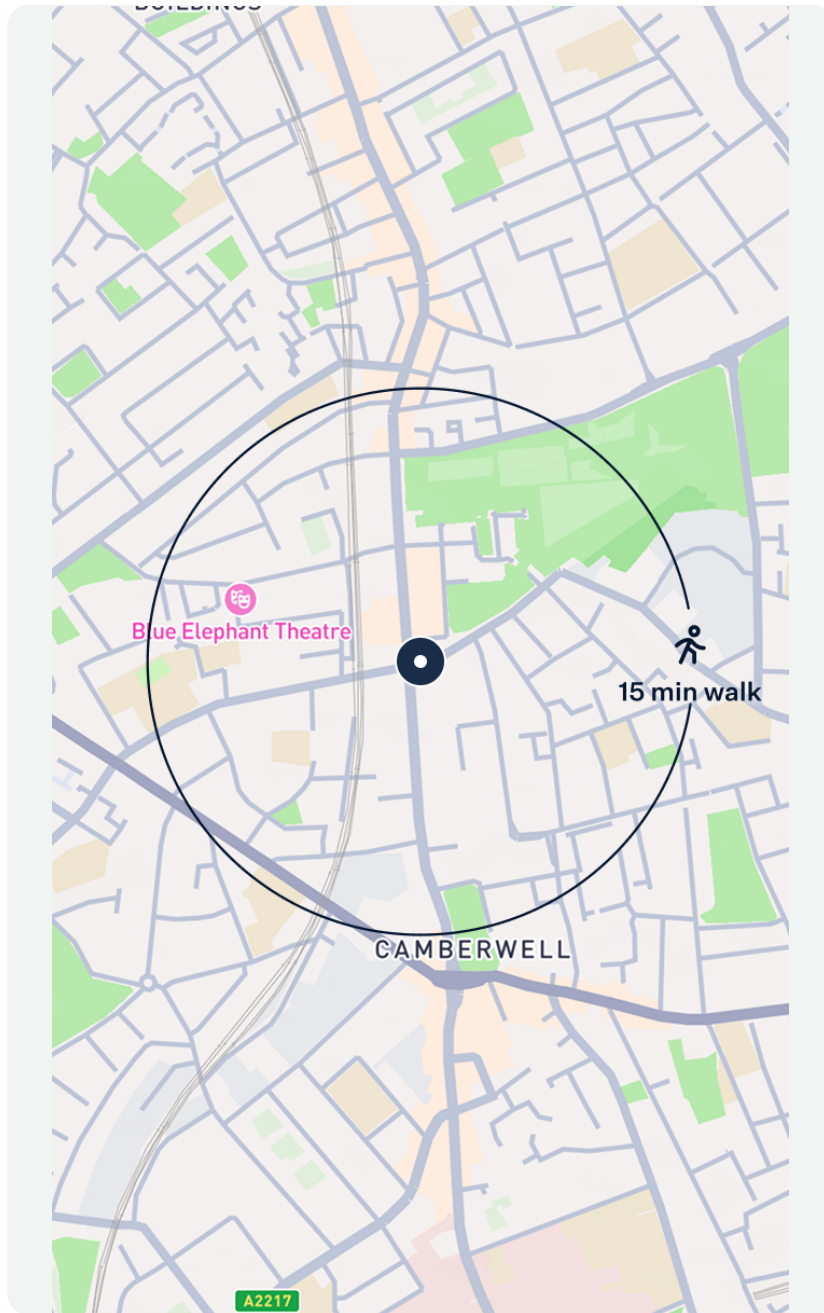
13 min walk



Blackhorse Road Station

20 min walk

15 min walk



Cost Breakdown

Costs Per Month

Rent	£4,170
Business Rates	£1,470
Insurance	£60
Service Charge	Call for details
Total	£5,700

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

Costs Per Annum

Rent	£50,040
Business Rates	£17,640
Insurance	£720
Service Charge	Call for details
Total	£68,400

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 subject to negotiation.

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**

