



uplands | walthamstow | e17 5qn

uplands.e17

uplands-e17.co.uk

Become part of
the **uplands**
working community
& work together

uplands.e17 is a business park
in the heart of Walthamstow that
provides a vibrant mix of industrial,
warehouse and studio/office
space for that is attracting great
businesses - creative, independents
looking to be part of a great
community

This North East London business park has
a total of 45 units, ranging from 6,327 sq
ft up to 77,347 sq ft, each offering loading
access and allocated parking. Access to
the estate is via three separate entrances.

A phased refurbishment programme is
being implemented, including estate wide
improvements which will enhance not only
the visual impact, but also improve the day
to day running of the estate.



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Sizes
available:
2,000-45,000
sq ft

 blackhorse road

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UP

14,892sq ft
.unit4

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businesses
like you are
realising their
dreams here,
so if you think
you fit the
mix, come
and make this
your space.

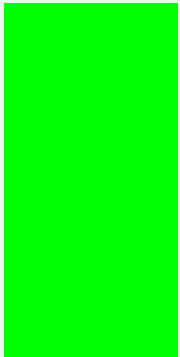
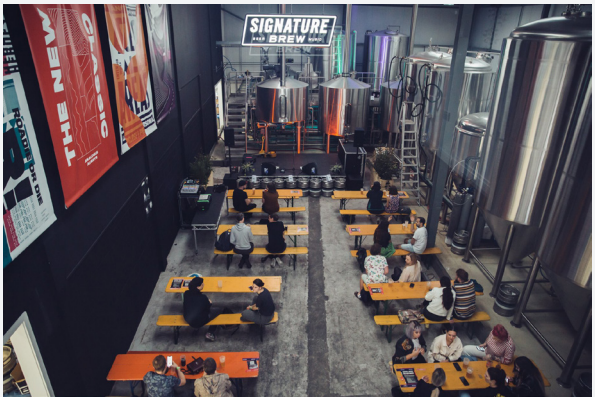


Make this your space

We are building a business community in the heart of Walthamstow with a difference; a mix of creatives and artisans who are in business to disrupt the mainstream, within a place where success and ideas can collide.

Uplands E17 is a space where start-ups can scale up and entrepreneurs can innovate, - specialists working in one of the coolest areas of London - we like to call them "urbanistas" - come and be one!

45 **2k-45k**
FLEXIBLE, REFURBISHED BUSINESS UNITS SQ FT READY FOR OCCUPATION





• OUR NEIGHBOURS

lands
e.seventeen

uplands house	Big Creative
unit 1	Big Creative
unit 2	Exotic Veneer Co.
unit 4	
unit 4a-d	Vibration DP
unit 5a	
unit 5b	
unit 6a	Hackney Gelato
unit 7a	RDE Construction
unit 9	Roofing Trade Services Ltd
unit 10	
unit 11b	REGULATION
unit 12a	Minor Figures
unit 12b	Eventwise/Zeppelin
unit 13	Square Mile Coffee Roasters
unit 15	Signature Brew
unit 17	Ted's Veg
unit 17a & 4a	Allplants
unit 22	Hawk Systems
unit 23a	
unit 24	Weezy
unit 25	
unit 26	Estee Lauder
unit 27 & 28	L-Unico Coffee Co
unit 29	Farm Direct
unit 40	
unit 50	Switch board studios
unit 62	

Flexible, refurbished business units 2,000 - 45,000 sq ft available



**An estate wide
improvement programme
has improved the day-to-
day running for our tenants**

A comprehensive refurbishment programme has regenerated the whole business park; the units available give you the space and eave height to make your own; individual space crying out to be individual.

Uplands is getting a name for attracting an award winning, artisanal business mix, which includes coffee roasters, brewers, plant based food producers, and ice cream manufacturers. We have even hosted live gigs, DJ sessions and street food markets here. So in a nutshell, everything is ready to accommodate and promote the creative.

**Uplands is getting a
name for attracting an
award winning, artisanal
business mix**



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7,405 sqft
.unit16



6,801 sqft
.unit8



7,154 sqft
.unit12c

NOTE: Images shown above are Indicative only.

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6,621 sqft
.unit16a



16,327 sqft
.unit18-20



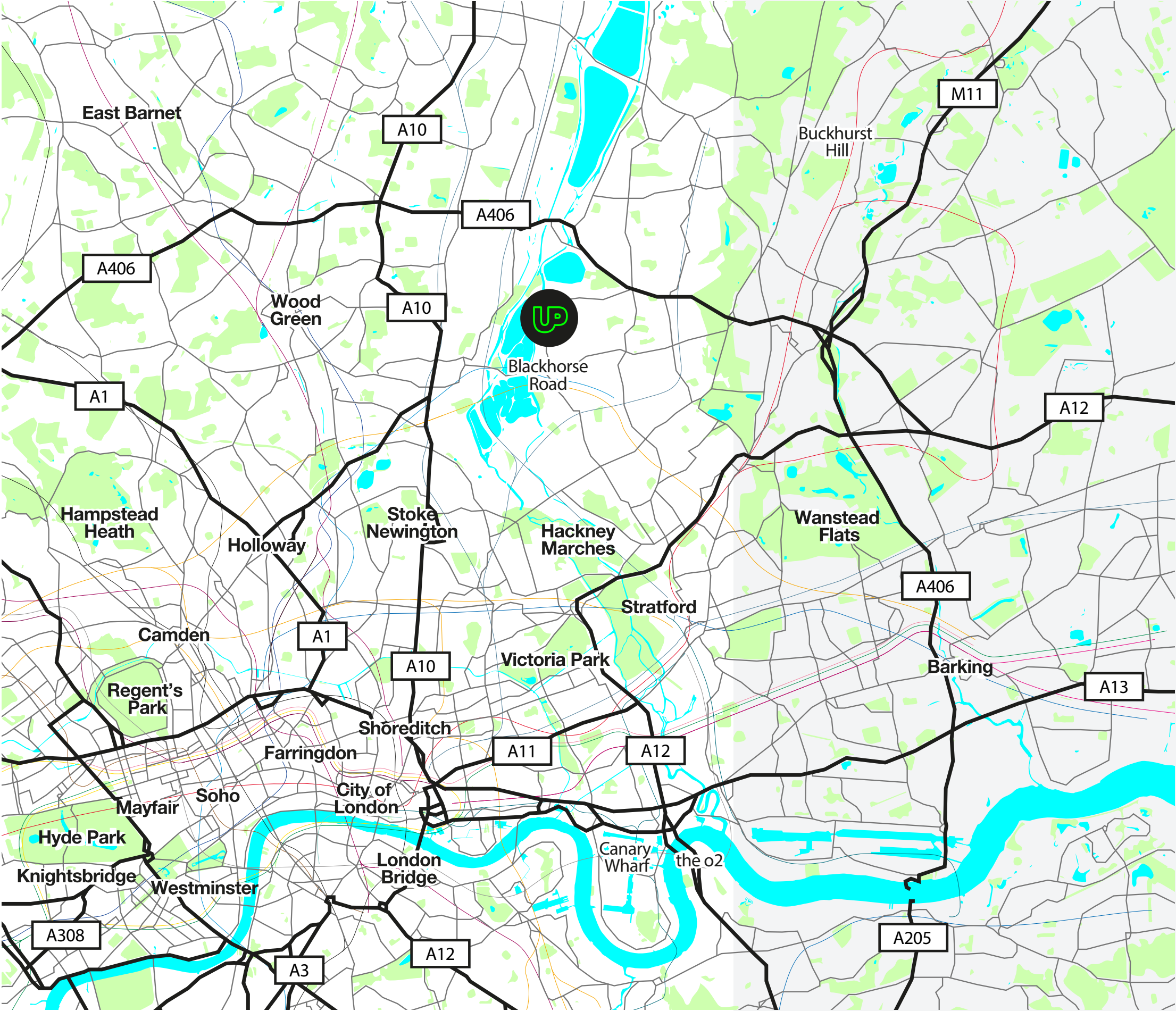
5,744 sqft
.unit11a

A unit for every type of business

A selection of industrial units with amazing eave heights, open-plan floor plates for maximising interior configuration, all with loading doors and allocated parking. 6,327 sq ft - 77,347 sq ft.

NOTE: Images shown above are Indicative only.

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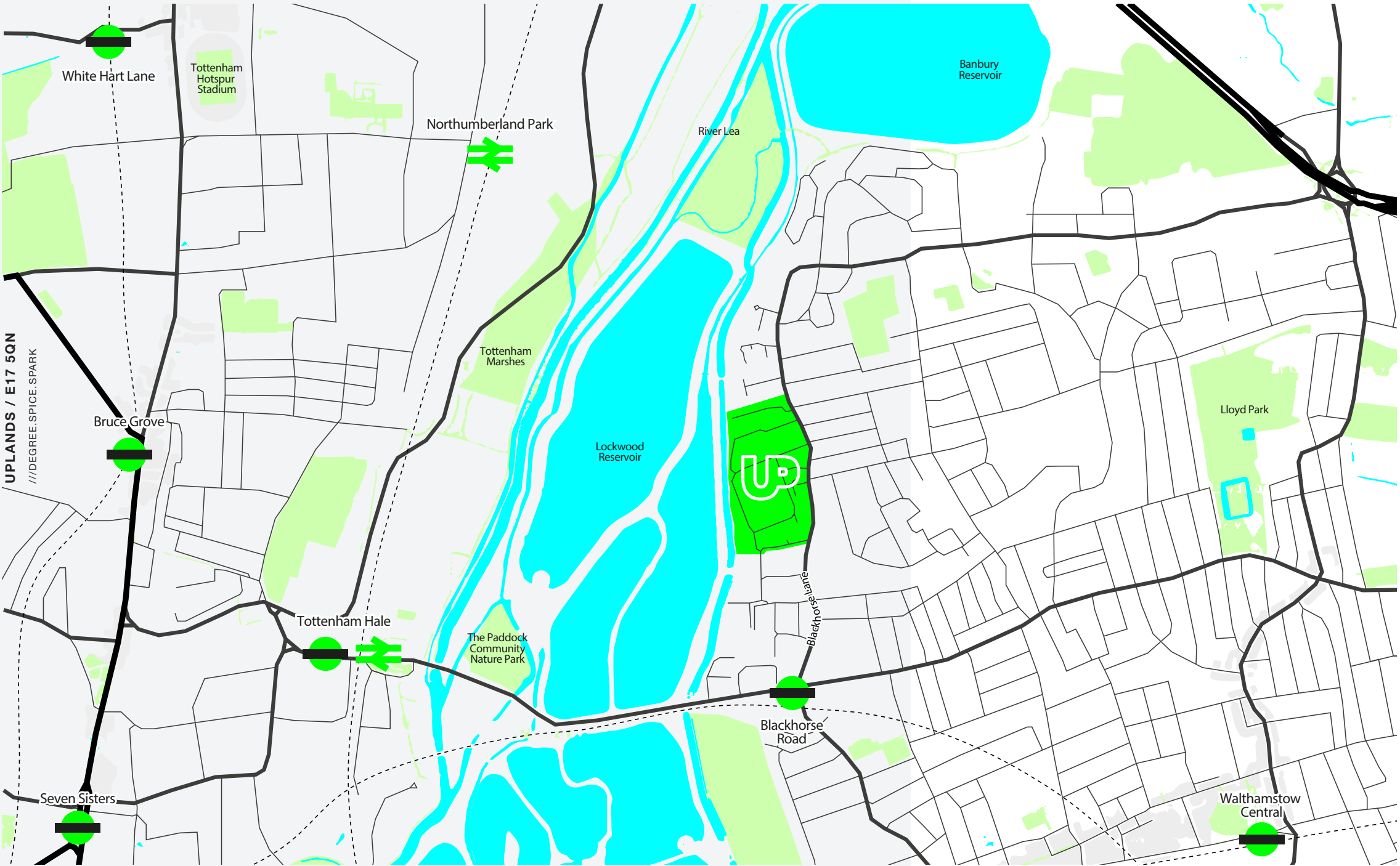
**East 17 is fast becoming
London's coolest postcode**

You will find bakeries, breweries, cafes, cheese makers, custom-work factories and drapers.

In a nut-shell Walthamstow is developing quickly into one of the coolest areas of London, yet still manages to keep its village feel.

The village itself is a delightful conservation area and former winner of Time Out's "best London village" award.

	mins
blackhorse lane	5
oxford circus	16
kings cross	14
shoreditch high street	22
victoria station	22
liverpool street station	23
london bridge	31
stratford	30



Walthamstow has fantastic green spaces on the door-step and places of interest that are equal to those anywhere else in London.

The Walthamstow Wetlands is a nature reserve that includes Coppermill Fields and Leyton Marsh, which are all part of this Green Flag award-winning site and Epping Forest is on the doorstep. Lloyds Park is a stone's throw from the award-winning William Morris Museum, which is a short distance from Walthamstow Market, which is the longest outdoor market in Europe, where there is nothing you cannot buy. Walthamstow even has a lighthouse, 35 miles from the sea!

There is a choice of 3 train services. Walthamstow Central, which has Overground into Liverpool Street for the City of London, and the Underground on the Victoria line, with a straight run in to London's West End and beyond to Brixton. Queens Road Overground between Gospel Oak and Barking and Blackhorse Road Station is the nearest to Uplands, which has both Underground Victoria Line and Overground Gospel Oak and Barking.

	Walthamstow Central Station Underground & Overground	
Victoria Line		mins
Oxford St.		23
Brixton		32
Overground Line		
Liverpool St.		22
Queens Road Station Overground		
Overground Line		
Barking		19
Gospel Oak		30
Blackhorse Road Station Underground & Overground		
Victoria Line		mins
Oxford St.		21
Brixton		30
Overground Line		
Barking		23
Gospel Oak		34

explore the wetlands

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Walthamstow Wetlands is a huge, internationally important reserve on the door-step.

A unique haven that is free to explore, a place to re-connect with nature and get some real peace and quiet.

Encompassing 10 large reservoirs within 211 hectares, the reserve provides a home to many wild life species. The Wetlands contains a range of habitats from dense scrubland and reservoir banks providing views across the City, as well as drinking water for London, it remains the largest fishery in London.

The listed, Engine House has a cafe that is open daily, 365 days a year, offering quality whole food ingredients from local producers where possible. The venue is for hire, for anything from art installations to business events.

Signature Brew.unit15

From award-winning artist collaboration, to brewery of the year.

Signature Brew are on a mission to revolutionise the quality of beer at live music events by bringing their exciting core range of music-inspired craft beers (Roadie, Studio Lager, Backstage IPA and Nightliner) to the best bars, venues and festivals in the UK and beyond.

As well as previously winning SIBA's highly prestigious Brewery Business of the Year, they are also the world's number one brewery for band collaboration beers, having brewed with Mastodon, Idles, alt-J, Slaves, Mogwai, Frank Turner, Rodney P, Enter Shikari and over 25 other renowned artists.

2011
Founded by Sam & Tom in Shoreditch, launch collab beer with The Rifles at The Troxy.

Led by founders Sam and Tom, the team at the East London brewery is made up of musicians and music fans alike and – with an unwavering commitment to quality – Signature Brew has channelled the spirit and energy of live music into a brewery that stands for craftsmanship, artistry and passion.

It's this ethos that has won them praise from the likes of Rolling Stone, Pitchfork, Kerrang!, NME and MTV as well as the wider UK beer press, the Morning Advertiser, The Independent and Channel 4's Sunday Brunch.

2019
Moved from Leyton & arrive at their new home in Blackhorse Lane, Walthamstow following an over-funded crowdfunding campaign.

Foo Fighters requested Signature Brew at their pop-up pub in 2017.



Signature Brew





Some of our businesses that
are already working here

SIGNATURE
BEER BREW MUSIC



allplants



Get in contact
with the agents
to discover more



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