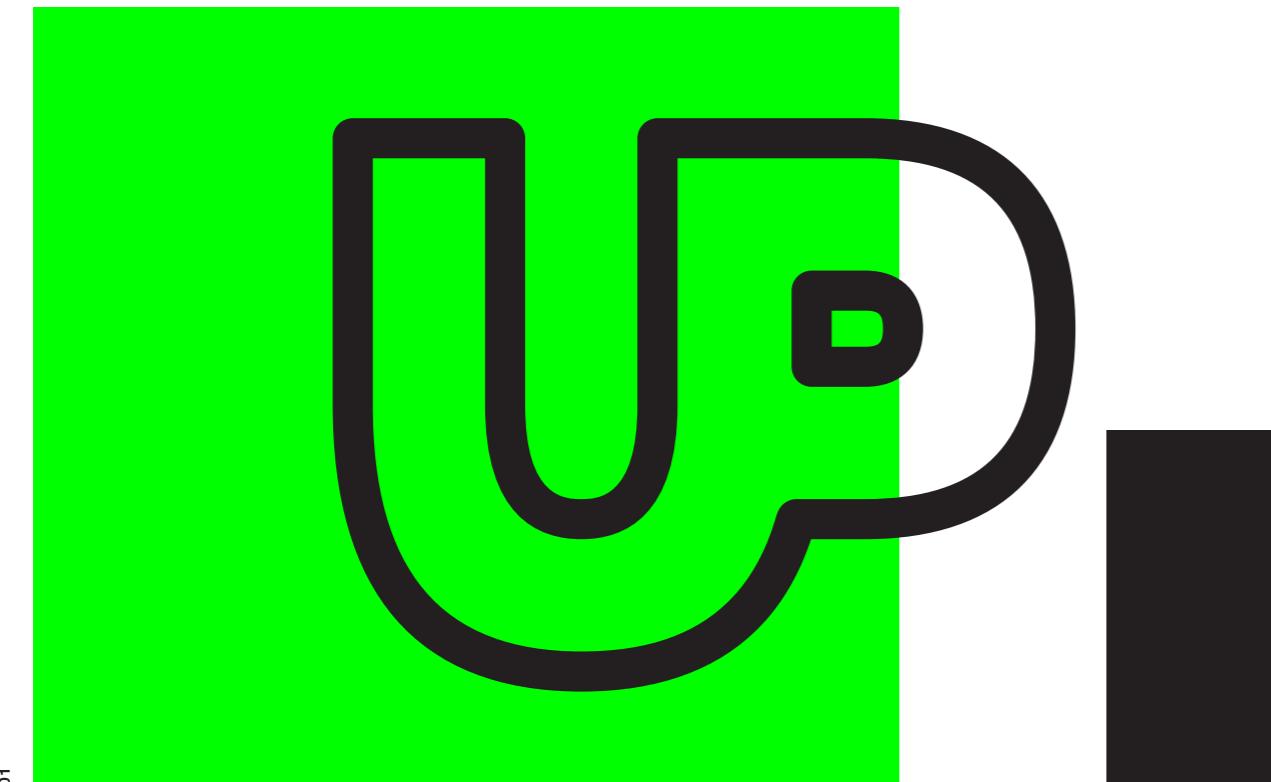




**uplands.e17**



**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.



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

 blackhorse road



UP  
**14,892sq ft**  
**.unit4**

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

UPLANDS / E17 5QN  
///DEGREE, SPICE, SPARK



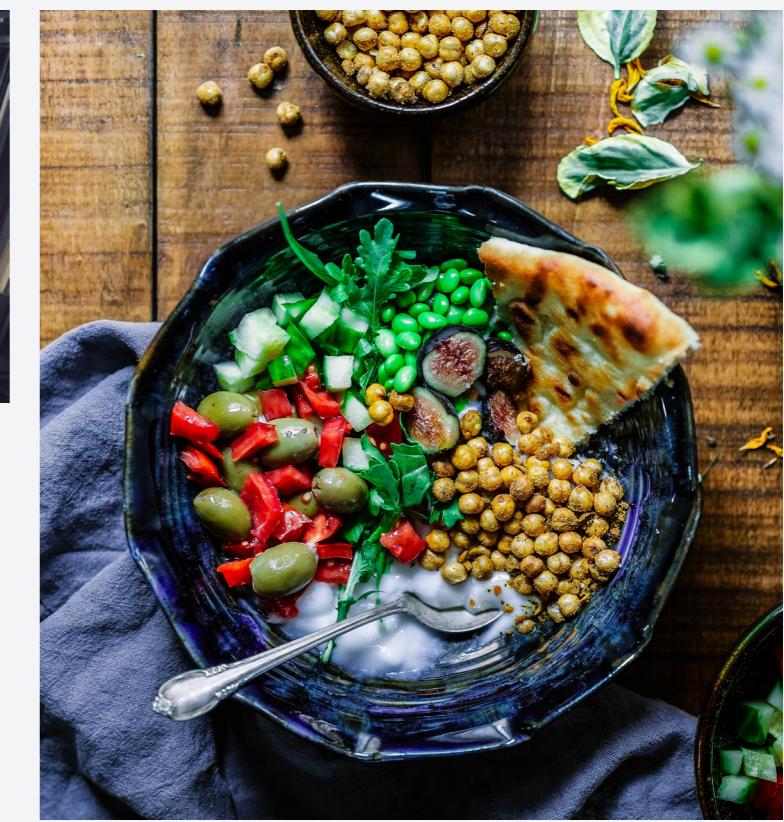
## Make this your space

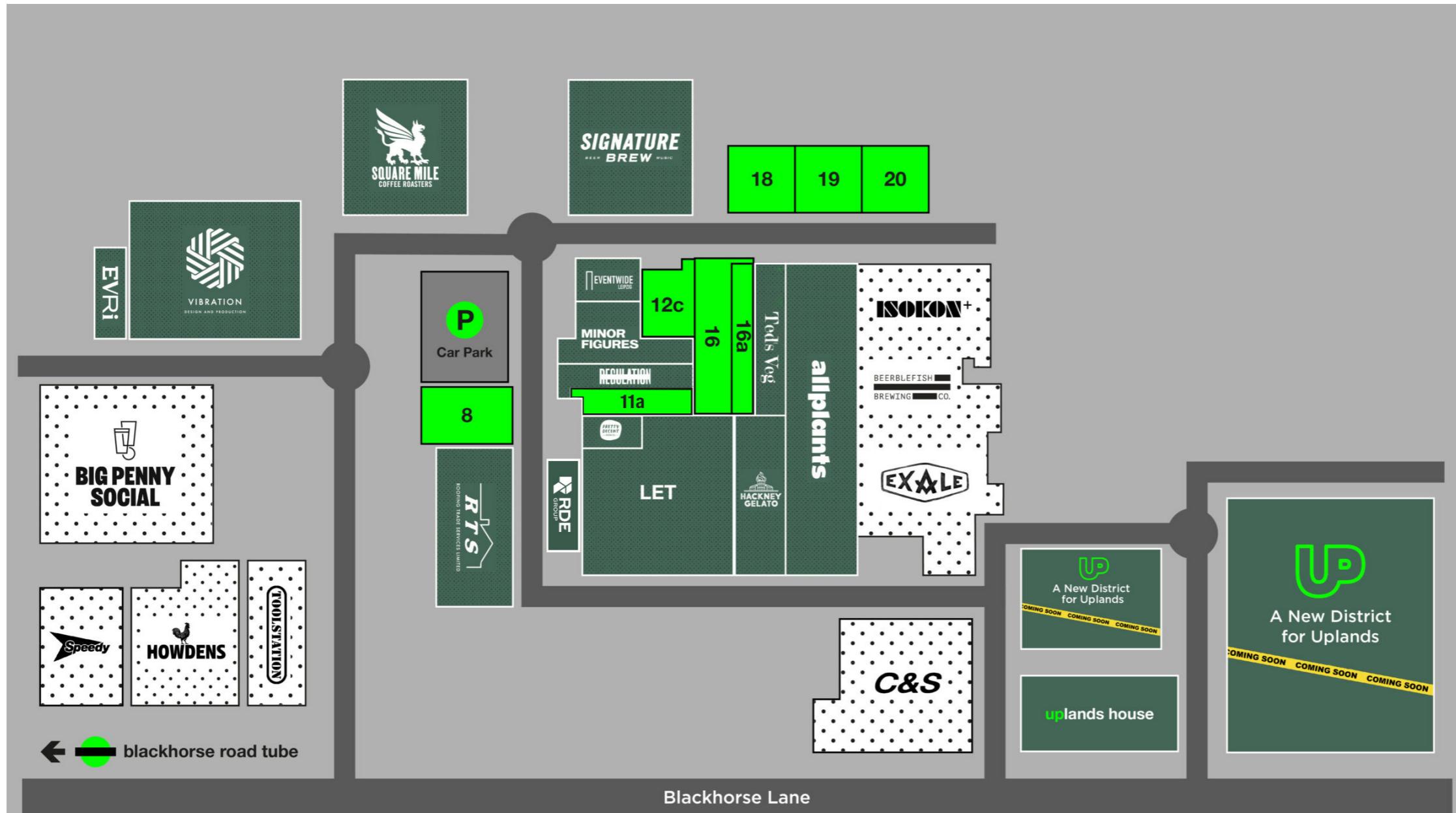
We are building a business community in the heart of Walthamstow with a difference; a mix of creatives and artisans who are in business to disrupt the mainstream, within a place where success and ideas can collide.

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**  
FLEXIBLE, REFURBISHED  
BUSINESS UNITS

**2k-45k**  
SQ FT READY FOR OCCUPATION





Vacant	sq ft	sq m	status
unit 8	6,801	631.8	vacant
unit 11a	5,744	533.6	vacant
unit 12c	7,154	664.6	vacant
unit 16	7,405	687.9	vacant
unit 16a	6,621	615.1	vacant
unit 18-20	16,327	1516.8	can be divided

discover  
the unit  
that is right  
for you

Let	tenant
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	Eventwide/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**

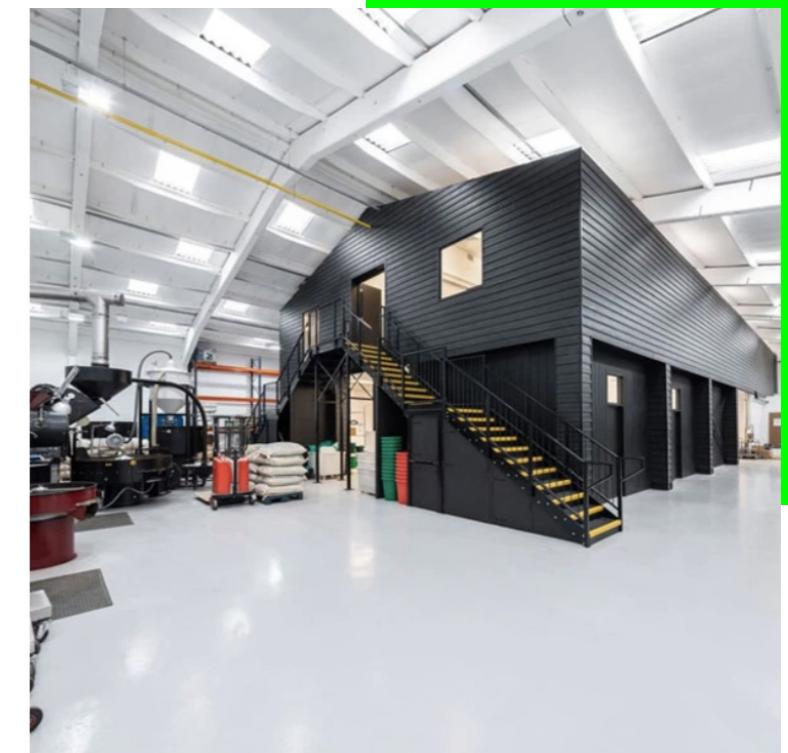


**An estate wide  
improvement programme  
has improved the day-to-  
day running for our tenants**

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**





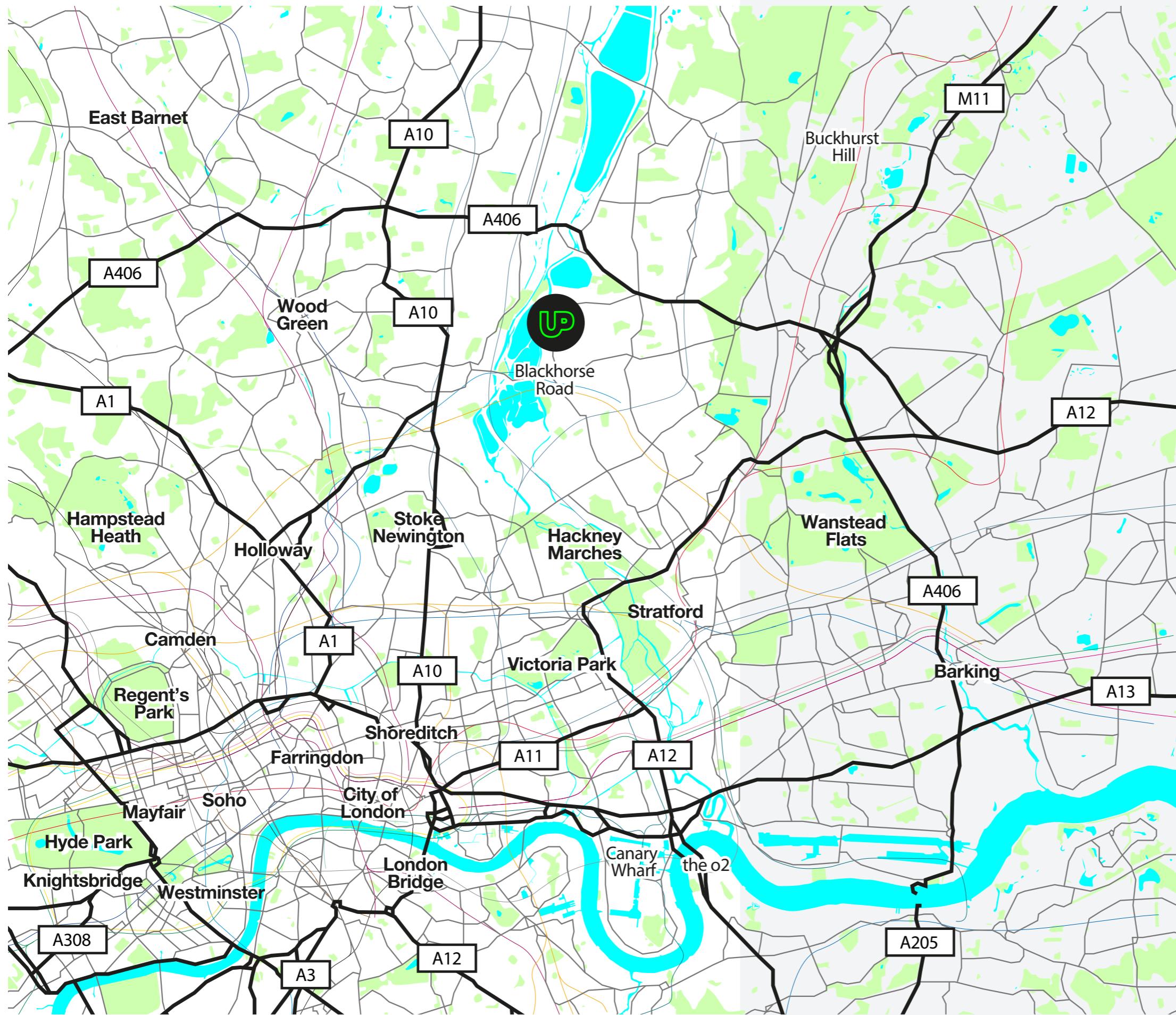


NOTE: Images shown above are Indicative only.



**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.

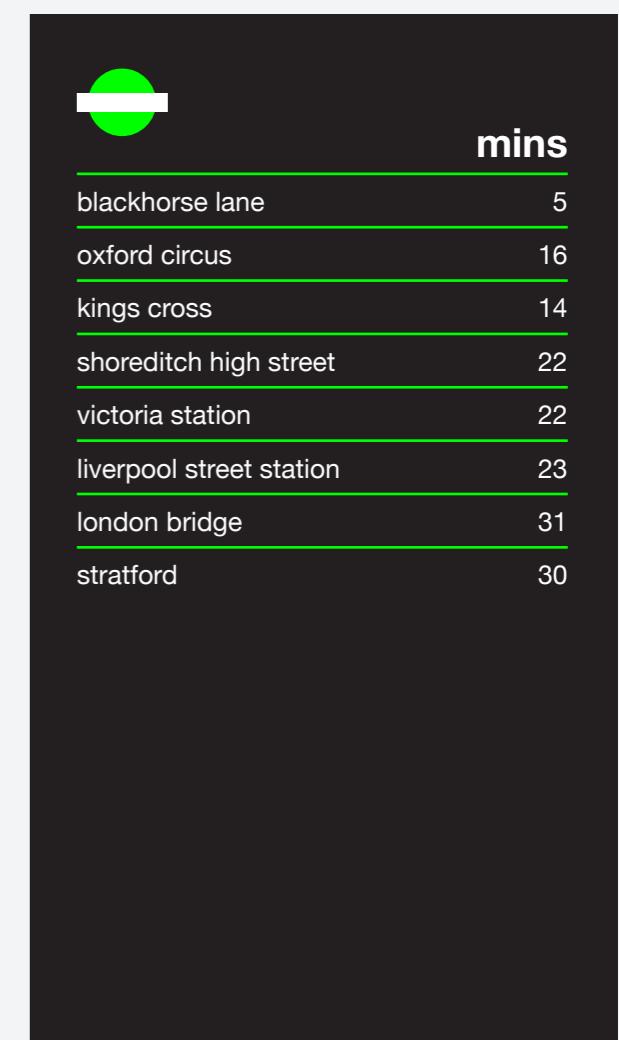


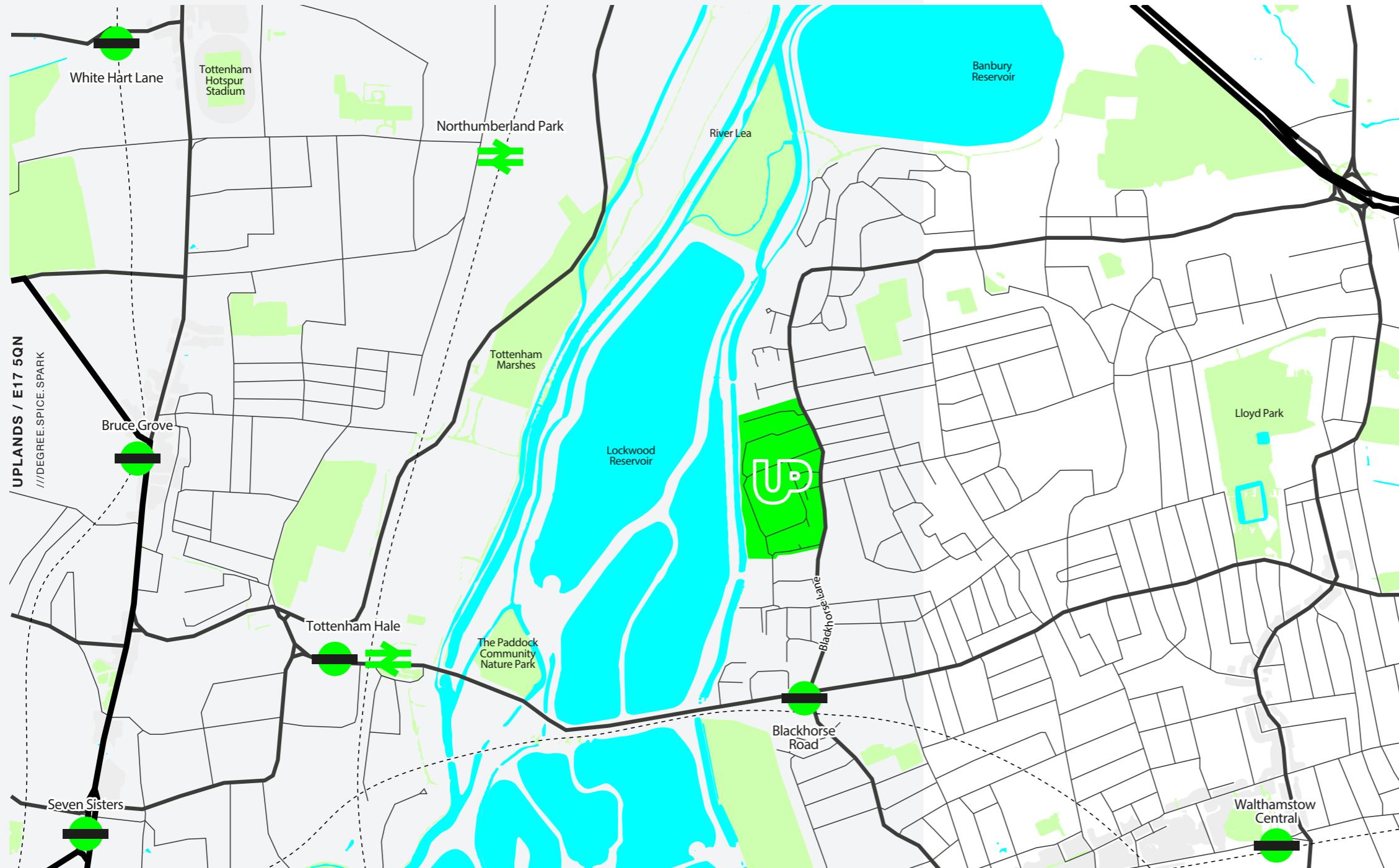
### East 17 is fast becoming London's coolest postcode

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.





**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.

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

# explore the wetlands

UPLANDS / E17 5QN  
///DEGREE, SPICE, SPARK



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. Unit 5

UPLANDS / E17 5QN  
///DEGREE,SPICE,SPARK

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.

**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.



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

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.

08

## 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



**Neal Matthews**

020 8509 4401  
neal.matthews@strettons.co.uk

**Harry Robins**

07866 075 899  
harry.robins@strettons.co.uk

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP & Savills in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. None of the joint agents has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. (v1) February 2025.



uplands.e17

//degree.spice.spark