

NURSERY UNIT, FIRST AVENUE, WALTHAMSTOW E17 5NB



ON INSTRUCTIONS FROM THE LONDON
BOROUGH OF WALTHAM FOREST.

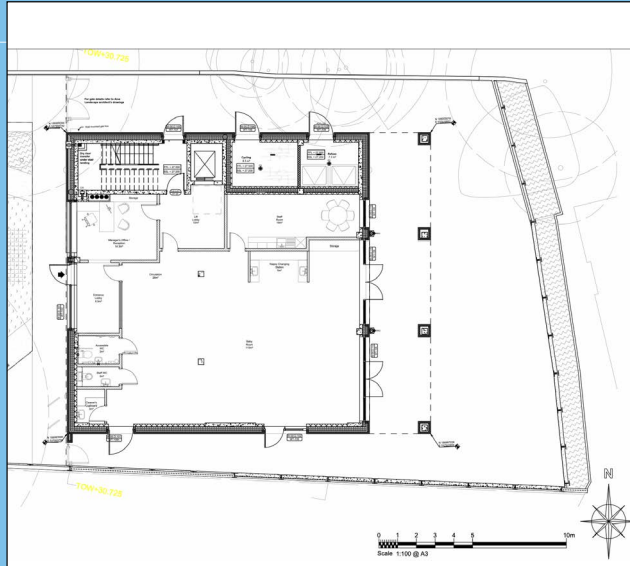
- APPROX. 5,000 SQ.FT. INTERNAL AREA
- LOCATED OVER GROUND AND FIRST FLOORS - OFFERED OVER GROUND AND FIRST FLOORS
- DEMISED REAR GARDEN AREA WITH FURTHER TERRACE
- OFFERED IN SHELL AND CORE CONDITION WITH CAPPED OFF SERVICES
- LOCATED IN A BRAND NEW MIXED USE SCHEME IN THE HEART OF WALTHAMSTOW TOWN CENTRE
- COMPLETION DUE SUMMER 2023

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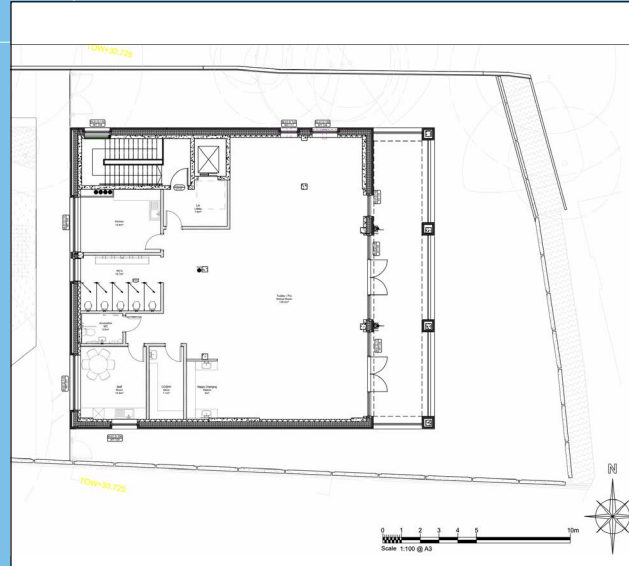
BRAND NEW PURPOSE BUILT NURSERY UNIT (CLASS E)

REFERENCE: AMP 3647

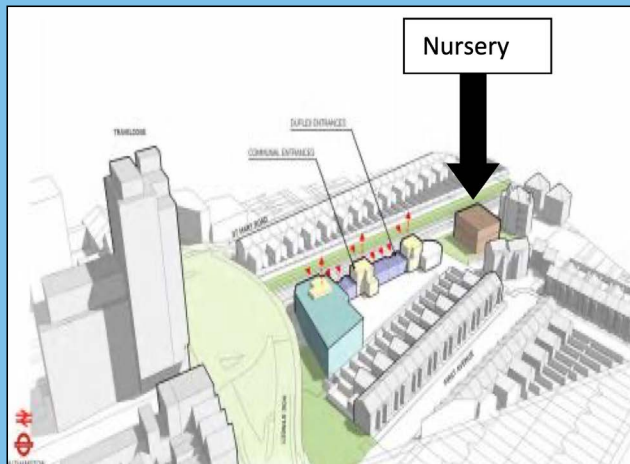
PLANS



Ground Floor



First Floor



The nursery premises is located at the eastern edge of site with pedestrian access for pick-up and drop-off close to the First Avenue site entrance. There are excellent transport connections close to Juniper House served by local bus routes and Walthamstow Tube Station.

There will be approximately 500 m² of space over 2 floors, which includes covered terraces, plus an additional 273 m² of dedicated secure external play area. In addition, the landscape design creates a new communal garden for residents, a new garden square adjacent to the nursery and shared communal play space at its entrance.

The building has been designed to accommodate Early Years Foundation Stage Statutory (EYFS) space requirements for nursery provision and will be delivered as shell and core with capped off services to property.

The new premises will be shell and core with internal wall structure, lift and stairwell fitted by the developer and is estimated for completion in July 2023. The tenant will be responsible for completion of fit out works in line with EYFS Guidance and nursery design best practise as well as Ofsted registration requirements in order to begin operating childcare provision from the premises.

ACCOMMODATION

Internal

Ground Floor - 2,475 sq.ft.

First Floor - 2,475 sq.ft.

Total Internal Area - 4,950 sq.ft.

External

Rear Garden - 2,045 sq.ft.

Podium - 474 sq.ft.

Total External Area - 2,519 sq.ft.

PLANNING

The property is a purpose built Nursery Unit offering class E (f) use.

TERMS

Available by way of new fully repairing and insuring lease term of 25 year from the date of completion. We are guiding rental offers in excess of £20 per sq.ft.

ESTATE CHARGE

£6,200 per annum.

LANDLORD

London Borough of Waltham Forest.

VAT

The property is not elected for VAT and therefore VAT is not payable.

VIEWINGS

Access is to be arranged through the Landlord's appointed agent, Joe Fox at Alex Martin Commercial.



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A LEASE WILL BE OFFERED TO THE SUCCESSFUL APPLICANT IN LINE WITH THE FOLLOWING TWO PHASE PROCESS:

PHASE 1: INTERESTED PARTIES EXPRESSION OF INTEREST (EOI) IN APPLYING FOR A LEASE

EOI's will be shortlisted by the LBWF Early Years, Childcare & Business Development Service. The shortlisting process will be based on an assessment of the strength of the business case submitted as part of the EOI, and the applicants ability to demonstrate that they will be able to offer high quality childcare provision that will be financially sustainable. This assessment will be based on:

Quality

Ofsted rating/ Early Years management experience /Staff Qualifications.

Business sustainability

Robust business plan/Experience of running a financially viable business.

Premises

Plans of your anticipated layout and how they would be used, and funding available to ensure that premises are safe environment for children/staff/visitors and offer a quality learning environment.

Full Day-care

We require full day care all year round with opening hours of 8am to 6pm as a minimum over 50 weeks of the year for 0-4 year old children to be delivered from these premises, which would include provision of the Government's free early education and childcare offer to eligible 2,3 & 4 year olds.

Improving outcomes for children and their families

Evidence of highly effective partnership arrangements with other providers, schools and professionals to identify all children's needs and help them to make good progress.

Interested parties must submit their expressions of interest/ business case to joe@alexmartin.co.uk by Friday 10th March 2023.

FEEE Process – All interested parties must be aware of the additional process they must complete before they can be awarded FEEE funding <https://thehub-beta.walthamforest.gov.uk/commissionedtodeliverFEEE>

PHASE 2: OFFER OF LEASE

Details of shortlisted EOI's will be forwarded to the Councils Property Department who will undertake a further selection process to offer a lease agreement to the successful applicant.

Site visits

Interested parties would like any further details regarding site visits, please contact Alex Martin Commercial on 0207 100 2348.

CONTACT

For further details, or to arrange a viewing, please contact:

JOE FOX

E joe@alexmartin.co.uk

M 07469 170 711

T 020 7100 2348

Alex Martin Commercial

Alpha House, 100 Borough High Street, London, SE1 1LB

www.alexmartin.co.uk

Conditions under which these particulars are issued:

All details in these particulars are given in good faith, but Alex Martin Commercial for themselves and the Vendors/Lessors of this property for whom they act give notice that:

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2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Alex Martin Commercial, for themselves or for the Vendors/Lessors.
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Particulars issued November 2022.

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