

# FOR SALE

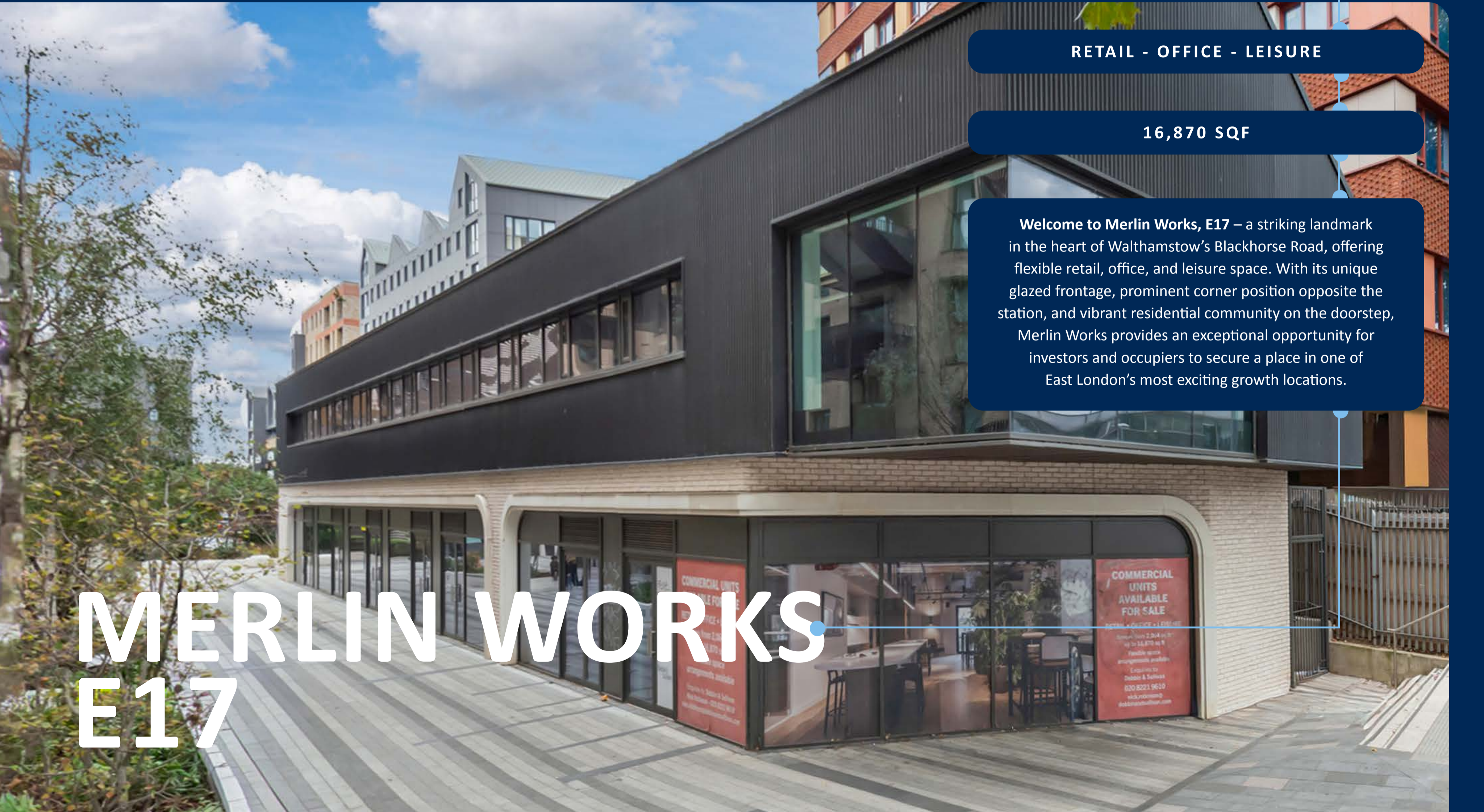
MERLIN WORKS, 1 FRANK SEARLE PASSAGE LONDON E17 6DB

RETAIL - OFFICE - LEISURE

16,870 SQF

Welcome to Merlin Works, E17 – a striking landmark in the heart of Walthamstow’s Blackhorse Road, offering flexible retail, office, and leisure space. With its unique glazed frontage, prominent corner position opposite the station, and vibrant residential community on the doorstep, Merlin Works provides an exceptional opportunity for investors and occupiers to secure a place in one of East London’s most exciting growth locations.

# MERLIN WORKS E17



# THE PROPERTY OVERVIEW

Merlin Works, E17 is a striking mixed-use commercial opportunity forming part of a landmark regeneration scheme in Walthamstow's Blackhorse Road. Situated on the historic site of a former London bus factory, the development has been reimagined as a vibrant new neighbourhood that blends heritage with modern design.

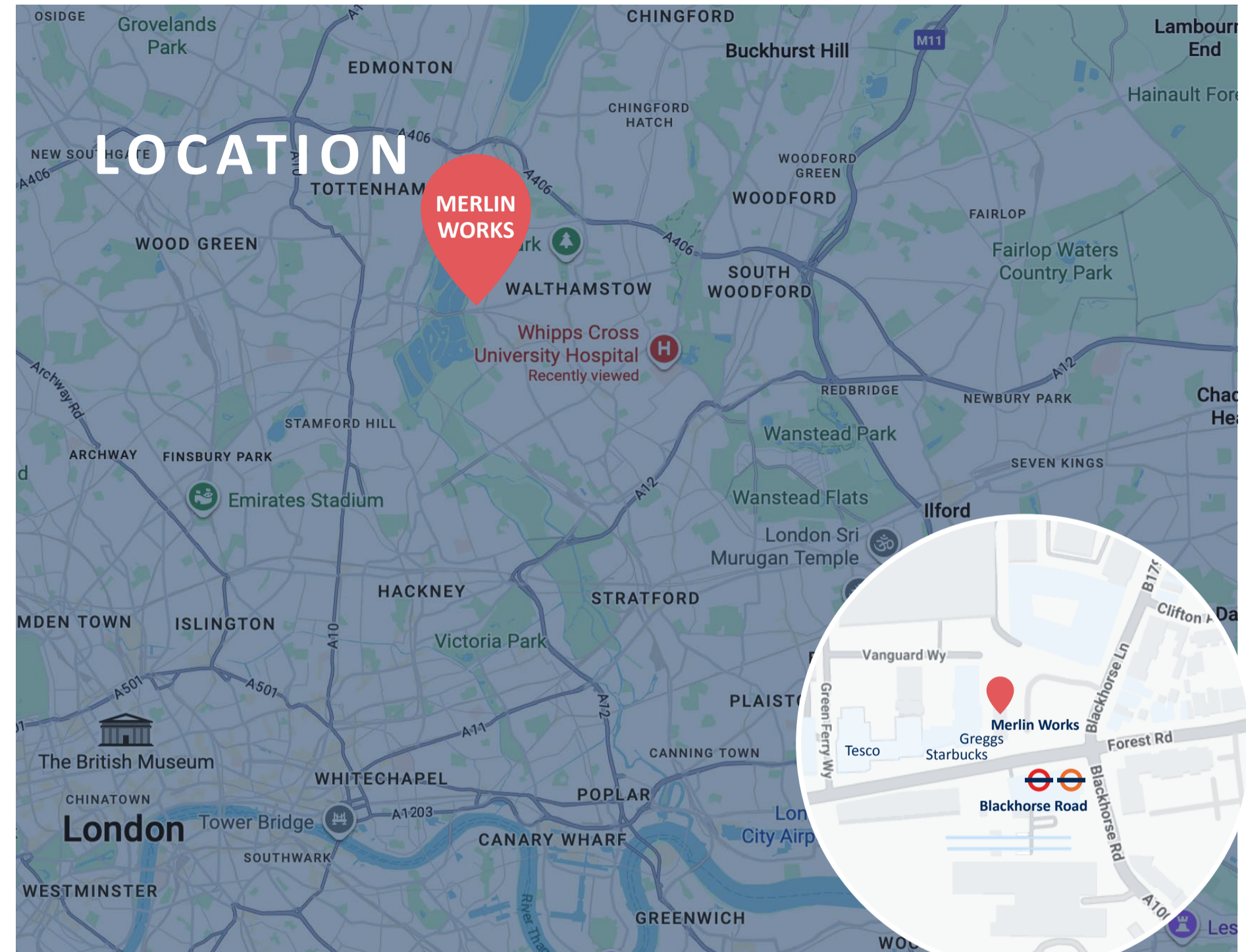
The property offers up to 16,870 sq ft of highly flexible retail, office, and leisure accommodation, with the option to subdivide into smaller units to suit a variety of occupiers. A distinctive glazed façade and floating corner design ensure strong visibility along Forest Road, while the open, light-filled interiors provide an ideal canvas for creative fit-outs.



Surrounded by high-quality residential developments, landscaped pedestrian routes and open garden areas, Merlin Works benefits from a ready-made community on its doorstep. Its position directly opposite Blackhorse Road Station – with fast Victoria Line and London Overground connections – makes it exceptionally accessible to both Central London and wider destinations.

With its unique heritage, outstanding transport links, and position at the heart of one of East London's fastest growing areas, Merlin Works represents a rare opportunity for investors and occupiers to secure a long-term foothold in Walthamstow's most exciting location.

# LOCATION



The property is prominently located on Forest Road at the junction with Blackhorse Lane, directly opposite Blackhorse Road Station. The station provides fast and frequent connections via the Victoria Line and London Overground, linking Central and South London as well as Barking and Gospel Oak.

The surrounding area has been transformed by extensive regeneration, with over 2,500 new homes planned for delivery by 2025. Blackhorse Lane is home to the well-known Blackhorse Beer Mile, with independent breweries, taprooms and creative hubs just a short walk away. A growing mix of cafés, restaurants, supermarkets and retail operators continue to strengthen the local offer.

For green space and outdoor leisure, Walthamstow Wetlands are a short walk away, providing a unique nature reserve within the city.

This blend of residential, leisure, cultural and commercial development cements Walthamstow as one of East London's most dynamic and attractive destinations for business and lifestyle.



Transport  
for London

# LOCAL AREA

Merlin Works sits at the heart of a lively and well-connected neighbourhood where established retailers and new operators combine to create a thriving local economy. On the doorstep are national brands such as Tesco, Co-Op, Greggs and Starbucks, providing everyday convenience for residents, businesses and visitors alike. The area has also become a hub for students, with several large-scale purpose-built student accommodation schemes close by, driving consistent footfall and demand for affordable retail, leisure and food outlets.

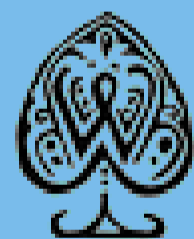
Beyond Blackhorse Road, the wider Walthamstow area has seen a surge in creative and cultural activity, led by independent cafés, breweries and makers that have built a strong sense of identity and community.

Walthamstow town centre remains a key retail destination anchored by the Mall shopping centre, complemented by the famous Walthamstow Market, one of the longest street markets in Europe.

Just one stop south, Tottenham Hale continues to undergo significant regeneration, delivering thousands of new homes alongside major retail and leisure facilities, and benefitting from direct rail services to Stansted Airport and Cambridge. This wider growth strengthens the Blackhorse Road corridor as one of East London's most exciting investment and lifestyle locations.



## The Black Horse



# KEY INFORMATION

## Business Rates

The property has not yet been assessed. Interested parties are advised to make their own enquiries with the Local Authority.

## EPC

Rated A-20 (excellent).

## Tenure

A 999-year virtual freehold.

## Price

£4.65 million (subject to contract).

## VAT

VAT is applicable.

## Legal Costs

Each party to bear their own costs in the transaction.

## Planning

The property benefits from wide-ranging planning consent, offering flexibility for a variety of occupiers. Historically, the space was permitted for A1 (retail), A2 (financial & professional services), A3 (restaurants & cafés), A4 (drinking establishments), B1 (offices), and D2 (assembly & leisure) uses.

## Availability

Immediate, delivered in shell condition ready for a bespoke fit-out.



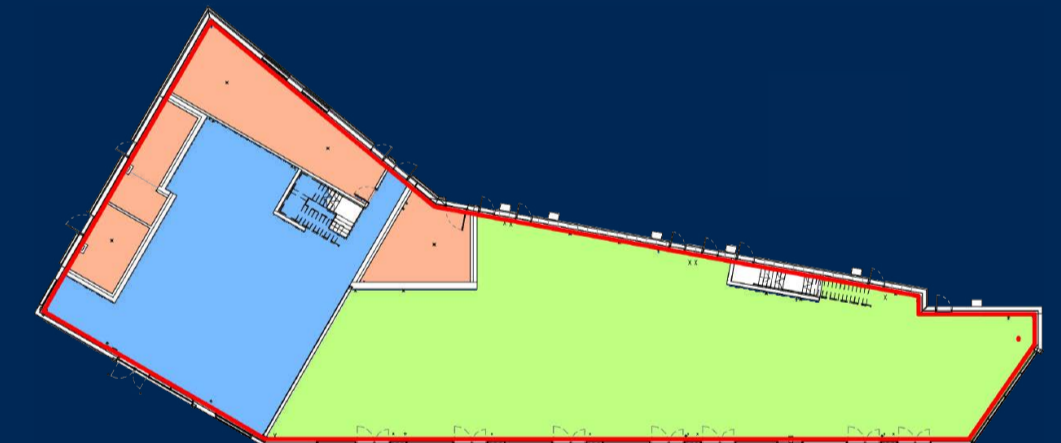
# ACCOMMODATION

The commercial accommodation at Merlin Works extends across the ground and first floors, providing a total of 16,870 sq ft (1,568 sq m).

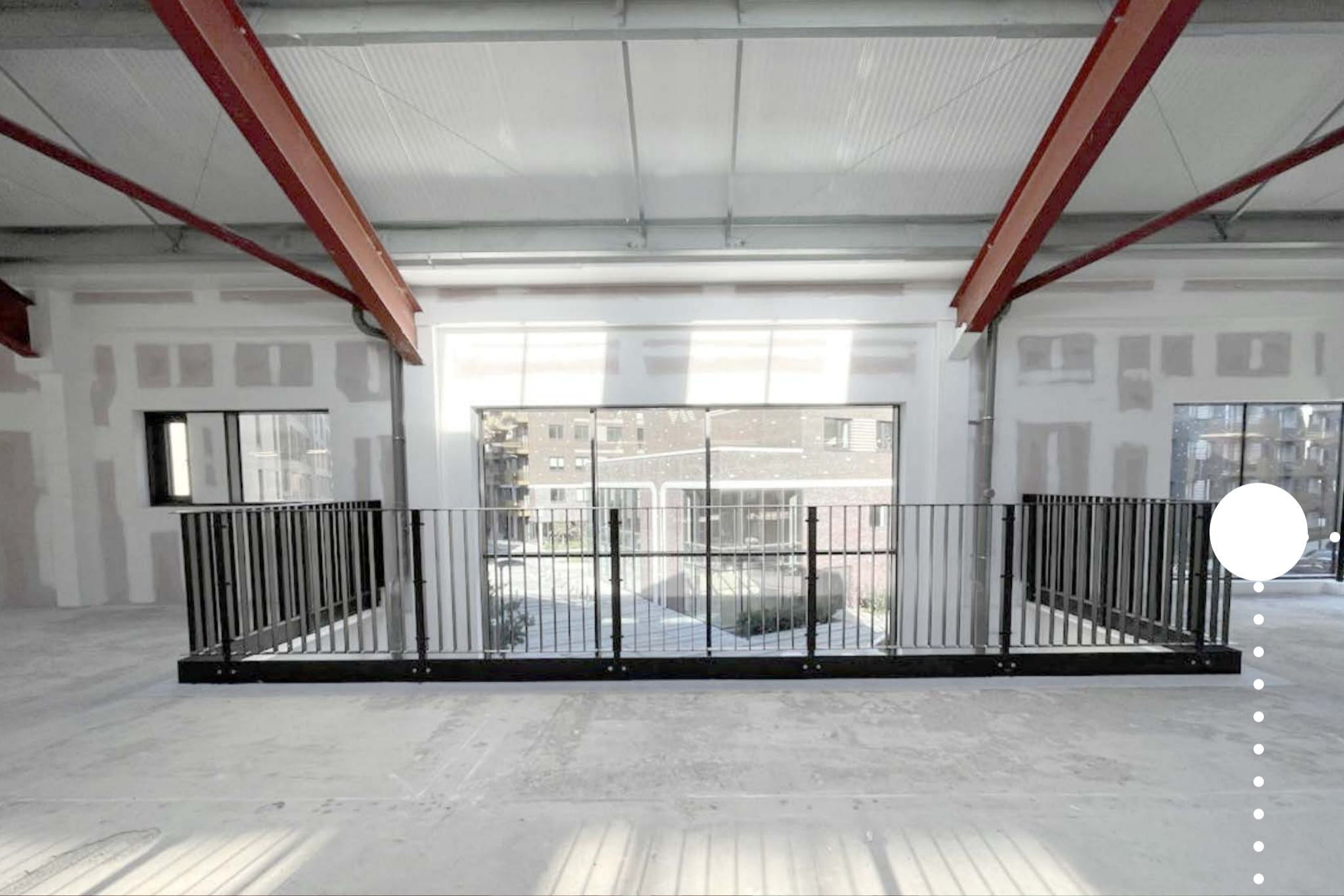
The ground floor has been designed with maximum flexibility, with provision to split part of the space into up to six independent units, each with its own entrance and services already in place. This layout allows for a range of occupiers to operate side by side, from retail and food & beverage to service-led businesses.

The rear ground and first floor provides larger, open-plan accommodation with excellent floor-to-ceiling heights and extensive glazing, offering a bright and adaptable environment for creative, office, or leisure uses. Delivered in shell condition, the property is ready for bespoke fit-out, enabling occupiers to tailor the space to their specific operational requirements.

Areas - GIA	Size (m <sup>2</sup> )	Size (ft <sup>2</sup> )
Ground floor area - Potential to subdivide into up to 6 self-contained units, each with independent entrances and services	481	5,180
Ground and first floor area - large floorplate with excellent natural light, ideal for creative or leisure occupiers	291	3,130
<b>Total</b>	<b>1,568</b>	<b>16,870</b>



- Ancillary
- Flexible Commercial Space
- Flexible Retail Space





## VIEWING ARRANGEMENTS & CONTACT INFORMATION

Viewings of the property are available by appointment only. Interested parties are encouraged to arrange a site visit to fully appreciate the potential of this unique venue.

For further information or to schedule a viewing, please contact:



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We look forward to discussing your interest in Merlin Works.



Engage with our posts, share your thoughts, and stay up-to-date with all the exciting developments at Dobbin & Sullivan. We look forward to connecting with you!

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