



## Modern Warehouse Unit

Fully Fitted for Food Processing with Cold Stores / Freezers and Food Preparation Areas.

**TO LET**

**2,935 sq ft**

**Unit A01 Leyton Industrial Village,  
Argall Avenue, Leyton  
London E10 7QE**

Local Knowledge, Regional Coverage

Basildon  
01268 851600

Docklands  
020 7474 9898

Enfield  
020 8342 2700

Farringdon EC1  
020 7256 7400

Harlow  
01279 626555

Romford  
01708 877866

## Location

Leyton Industrial Village forms part of the Argall Trading Estate on Argall Avenue, access to which is gained via Lea Bridge Road (A104).

Lea Bridge Road (A104) provides access to North Circular Road (A406) at the Water Works Roundabout, linking to M11 and M25 Motorways and to the A12 to the south.

Spitalfields Market and the Olympic Park are approximately one and a quarter miles to the south.

Excellent public transport routes include the nearby Lea Bridge Overground station as well as numerous bus routes along Lea Bridge Road.



## Description

The property comprising single-storey industrial warehouse unit, with the benefit of the following features:

- Fully fitted for food preparation
- Freezers , Cold stores and staff areas
- Steel portal frame construction
- 6m internal eaves height
- Profile steel cladding
- 2 Full height loading doors
- 3 phase electricity
- Gas
- Allocated car parking
- 24 hour on site security

## Floor Area

2,935 sq ft

## Lease

The property is available on a new lease for a term by arrangement. The lease will be contracted outside of the Landlord & Tenant Act 1954.

## Rent

£57,250 per annum exclusive

## Business Rates

TBA

## Service Charge

£5,360 plus VAT

## Energy Performance Certificate

The property falls within Band B

## Legal Costs

Each party is responsible for their own legal costs in relation to this transaction.

## Viewing/Further Information

Strictly by appointment through agents:



Ben Pater  
[ben@sbhpageread.co.uk](mailto:ben@sbhpageread.co.uk)  
**020 7474 9898**



Nick Haywood  
[nick@sbhpageread.co.uk](mailto:nick@sbhpageread.co.uk)  
**020 7474 9898**

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